



Kimblewick House, Barleythorpe  
Asking Price Of £170,000





Situated just off Lands End Way, within only a short walk into Oakham's historic market town centre, train station and local schools is the modern and extremely well kept ground apartment. Being sold with NO ONWARD CHAIN this two-bedroom apartment would be ideal for a first-time buyer or a fantastic investment opportunity. Offering a well-designed layout the apartment offers a two double bedrooms, boasting built in storage, three-piece shower room, living room and kitchen.

As you enter the apartments, the well-kept communal entrance hall provides access to the apartment. The block is accessed via a entry door system (or intercom directly at the apartment). As you enter the apartment, the entrance lobby gives access to the open plan living/kitchen area. The large light and airy living room sits to the rear, benefiting from french doors and to the front is a modern and well-kept kitchen which provides ample floor to wall base units, and window overlooking the front aspect. An inner lobby gains you access to, two double bedrooms. The principal bedroom benefits from double doors to the courtyard and built-in wardrobes and the second bedroom also benefits from built in wardrobes. To complete the apartment is a shower room with oversized walk-in shower.

Externally the apartment comes with allocated off road parking for one vehicle & second parking space for visitors.

TENURE: Leasehold (Start date March 2009) This apartment is subject to management charges please ask the agent for more details

All Mains Connected

EPC: C

COUNCIL TAX: B



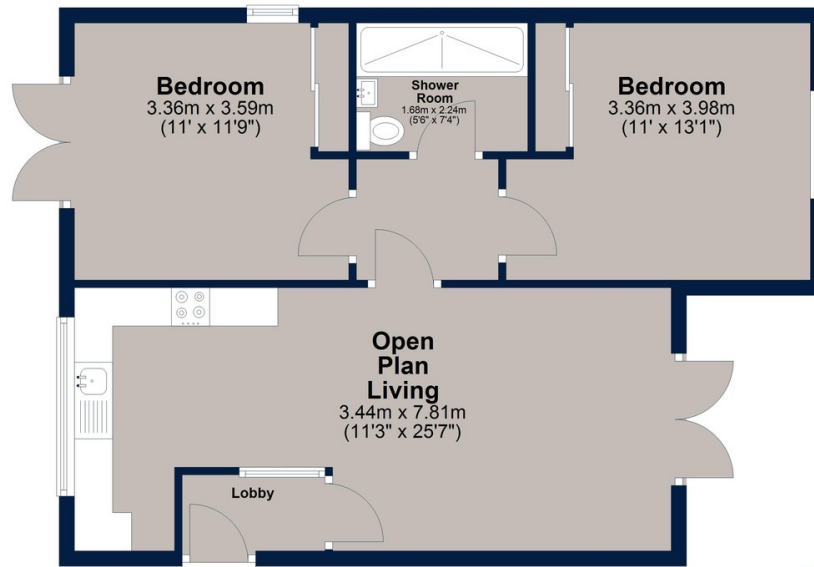




# Kimblewick House, Barleythorpe

## Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.9 sq. feet)



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Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements