



**Pelham Court, Barleythorpe**  
Oakham, Rutland, LE15 7GP

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£130,000 Leasehold**

**\*\* INVESTORS ONLY - TENANT IN SITU \*\***

Situated just off Lands End Way, within a short walk into Oakham's popular historic market town centre, local schooling and train station is this well-presented two-bedroom, ground floor apartment. A fantastic opportunity for an investor with a tenant in situ. Offering a well-designed and spacious layout internally, as well as offering one allocated parking space to the rear. Having sold similar apartments within a quick time scale we do not anticipate this property being on the market for long, so to avoid missing out please arrange a viewing at the earliest convenience.

As you enter the apartments, the well-kept communal entrance leads you to the front door. You are welcomed by a spacious entrance hall with built-in storage and the three-piece bathroom sits to the right, which is of a good size. The light and spacious kitchen features floor-to-wall base units and a window overlooking the rear aspect. The kitchen area flows into the living accommodation, where there is also ample room for a table and chairs and lounge seating. The apartment is finished with two double bedrooms.

Externally the property is being sold with one allocated parking space. Ground floor apartments are rarely available, so we suggest an internal viewing at the earliest possible opportunity!



### Entrance Hall

6'7 x 3'6 (2.01m x 1.07m)

### Kitchen

8'5 x 6'4 (2.57m x 1.93m)

### Living Room

8'10 x 15'8 (2.69m x 4.78m)

### Bedroom One

9'11 x 7'10 (3.02m x 2.39m)

### Bedroom Two

9'11 x 7'4 (3.02m x 2.24m)

### Bathroom

6'5 x 6'4 (1.96m x 1.93m)

### Outside

One allocated parking space is found to the rear aspect.

### Leasehold Information

AGENTS NOTE This property benefits from a 99-year lease granted in 2012 with approximately 90 years remaining. We are advised that the owner pays a ground rent charge of £150 yearly and a management charge of approx £1660.50 and an estate charge of £282.14. Contact Newton Fallowell for further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland CC  
Council Tax Band: A

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

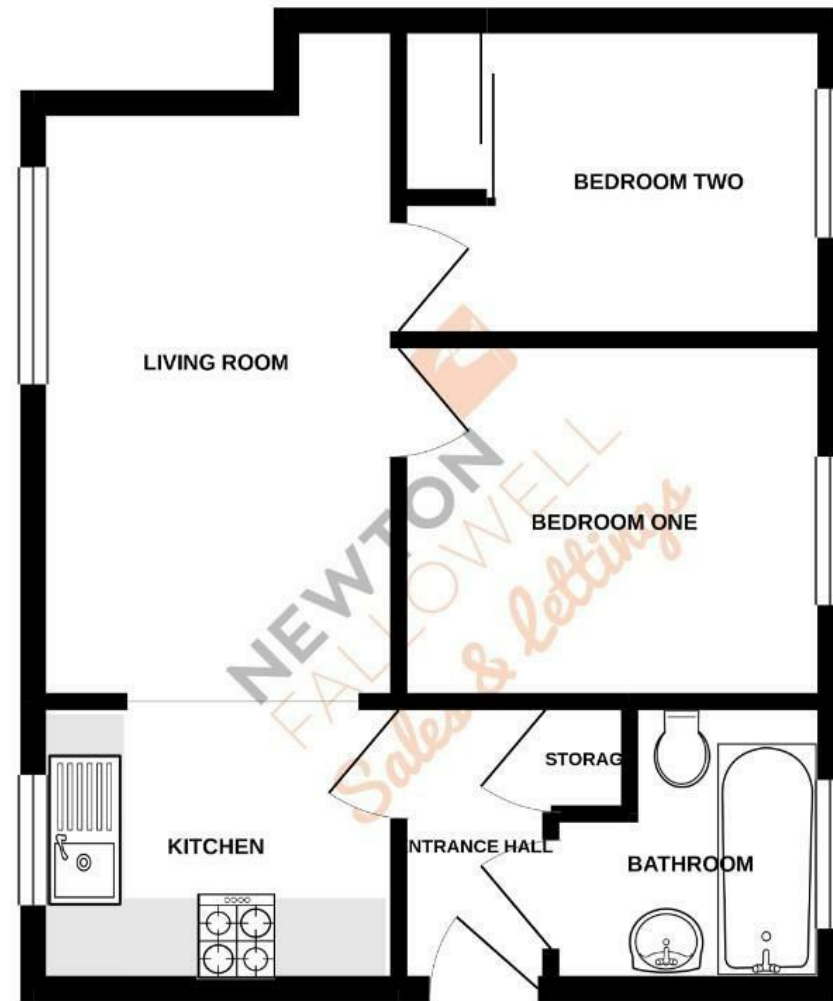
**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



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TOTAL FLOOR AREA : 396 sq.ft. (36.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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