



**Stud Road, Barleythorpe**  
Oakham, Rutland, LE15 7WA





## Stud Road, Barleythorpe Oakham, Rutland, LE15 7WA £164,995 Leasehold

Plot 145 – The Claythorpe

Newton Fallowell are delighted to offer for sale a two-bedroom ground floor apartment, built by Allison Homes on the popular Farriers Reach development which is within a short walk from the historic market Town Centre, train station, and local schooling. This fantastic apartment is ideal for either a first-time buyer or investor and offers an open-plan kitchen/ dining area, two spacious bedrooms, and a three-piece bathroom. Externally you will find one allocated parking space!

Contact Newton Fallowell for further details and a wide range of reservation options. Unlikely to hang around so we would strongly advise quick action to secure this plot!



### Kitchen/ Living/ Dining Area

20'11 x 13'9 (6.38m x 4.19m)

### Bedroom One

12'0 x 8'11 (3.66m x 2.72m)

### Bedroom Two

8'11 x 8'5 (2.72m x 2.57m)

### Bathroom

8'5 x 6'8 (2.57m x 2.03m)

### Outside

One allocated off-road parking space is provided.



#### COUNCIL TAX INFORMATION:

Local Authority:

Council Tax Band:

#### 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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