



125 Stud Road, Barleythorpe, Oakham, LE15 7WA

 **NEWTON FALLOWELL**



## Key Features

- Modern First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen & Living Area
- One Allocated Parking Space
- Ideal First Home or Investment Opportunity
- Close to Train Station & Local Amenities
- No Onward Chain
- Integrated Appliances within Kitchen
- EPC Rating B
- Leasehold

**£155,000**





Situated on the fringe of the Oakham Heights development, only a short walk from local amenities and the train station, this modern first-floor apartment is filled with natural light throughout. Boasting an open plan living area, two double bedrooms and a piece bathroom, this delightful apartment will make an excellent first home or investment opportunity.

As you approach the building from the front, the communal entrance door provides access to the clean and tidy stairwell. Intercom entry system and door fobs provide access to the secure communal areas. The apartment is found on the first floor and the private entrance door leads into a useful storage area and access into the living area. The apartment benefits from a large open-plan living kitchen area with Juliet balcony doors looking out to the street scene. The kitchen is fitted with a modern range of wall and base units and benefits from built-in appliances including a fridge/freezer, oven, hob and washer/dryer. An inner hallway provides access to the two double bedrooms, modern three-piece bathroom and useful storage cupboard.

The building is positioned within the edge of the development and benefits from one allocated parking space to the rear of the building. The residents also have access to a cycle and bin store. Internal viewings are strongly encouraged!

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Open Plan Kitchen & Living Area 6.38m x 4.19m (20'11" x 13'8")

Inner Hall 0.00m x 0.00m (0'0" x 0'0")

Bedroom One 3.66m x 2.72m (12'0" x 8'11")

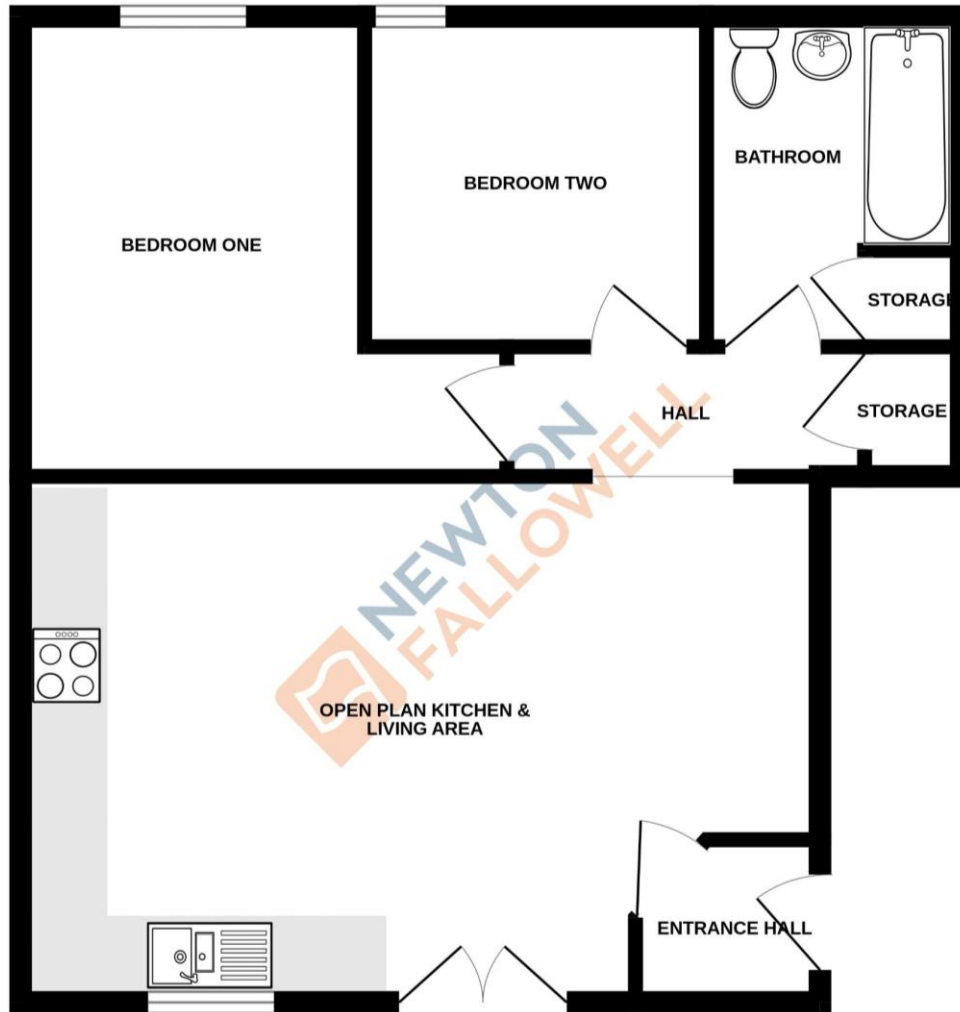
Bedroom Two 2.72m x 2.57m (8'11" x 8'5")

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

#### Leasehold Information

The property benefits from a 999 year lease granted in September 2022 with approximately 997 years remaining. We are advised that the owner pays a ground rent charge of £5 yearly and an approximate service charge of £803.60. The property is also liable to pay a residents management charge of £166.15 per year. Contact Newton Fallowell for further information.

FIRST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



STUD ROAD, BARLEYTHORPE, LE15 7WA

TOTAL FLOOR AREA: 582 sq.ft. (54.1 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

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 £300 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 £200 if you use their services.