



2, Baines Court South Street, Oakham, LE15 6BQ

 **NEWTON FALLOWELL**

2 1 1

## Key Features

- First Floor Apartment
- Two Bedrooms
- Own Ground Floor Entrance
- Spacious Lounge / Diner
- Dual Aspect Lounge / Diner
- Allocated Off Road Parking
- Close To The Town Centre
- Over 50's
- Leasehold

£140,000





A well-maintained and attractively presented two-bedroom first-floor apartment suitable for over the 50's with its own ground-floor entrance located close to the town centre. Benefiting from gas central heating and UPVC double glazing, this self-contained apartment provides well-proportioned accommodation comprising an entrance hall, a good-sized lounge/diner, a fitted kitchen, a shower room, and two bedrooms. The property is located within a short walk to Oakham town centre, the local supermarket, and the train station. The property offers an allocated off-road parking space to the rear of the property. CALL TO VIEW!



As you approach the property from the front the centrally located front door leads you into the entrance hall. A straight staircase leads you up to the spacious first-floor landing area where you have access to the accommodation. The lounge/diner is a good size with uPVC windows overlooking the front aspect and the rear allocated parking space. The Kitchen sits to the front of the apartment and overlooks the front street scene and the two double bedrooms offer ample room for double beds and storage. Completing the accommodation is the shower room that offers a walk-in shower and modern fittings.



Externally you will find one allocated off-road parking space located to the rear of the apartment within the rear courtyard.

### Room Measurements

Hall 3.88m x 0.87m (12'8" x 2'11")

Lounge/Diner 5.69m x 4.13m (18'8" x 13'6")

Kitchen 2.88m x 2.39m (9'5" x 7'10")

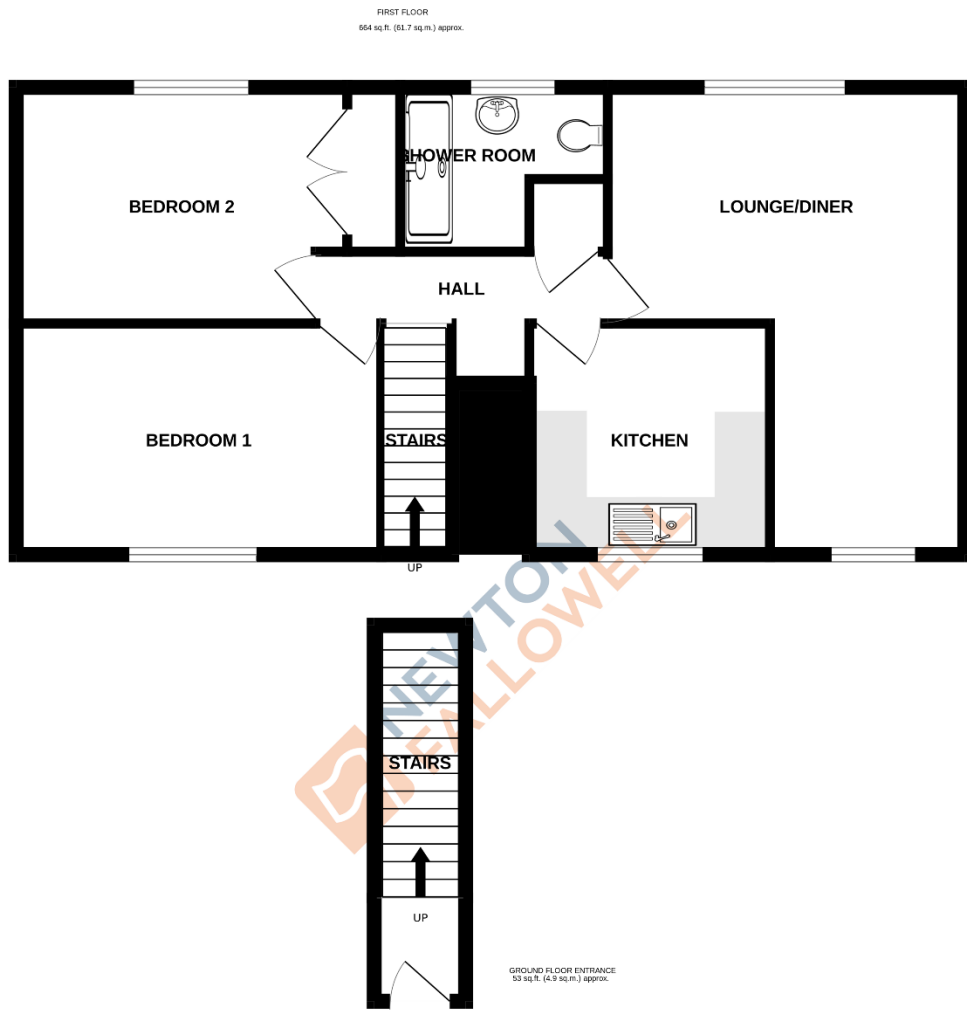
Bedroom One 4.37m x 2.87m (14'4" x 9'5")

Bedroom Two 3.50m x 2.84m (11'6" x 9'4")

Shower Room 2.71m x 1.09m (8'11" x 3'7")

### Leasehold Information

The property benefits from a 125 year lease granted in January 1989 with approximately 90 years remaining. The lease states that the property can only be sold to a client who is over the age of 50. We are advised that the owner pays a monthly charge of £72.14 to Accent Housing Ltd. Contact Newton Fallowell for further information.



BAINES COURT, OAKHAM LE156BQ

TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: A

#### 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.