



21 Ladywell, Oakham, LE156DD

 **NEWTON FALLOWELL**



## Key Features

- Ground Floor Apartment
- One Bedroom
- En-Suite Bathroom
- Requires Modernisation
- Open Plan Kitchen / Lounge
- Low Maintenance Rear Courtyard & Allocated Off Road Parking Space
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre

**£120,000**





This ground-floor apartment is situated in a popular cul-de-sac development in Oakham and is being sold with NO CHAIN and requires some modernisation. It features a spacious open plan kitchen living room and a bedroom with an en-suite bathroom. The property offers a convenient location just a short stroll away from the town centre and train station, as well as excellent road connections for commuting, this delightful home presents an excellent opportunity for first-time buyers or investors.

As you approach the property from the front, the entrance hall leads through to the open kitchen/living area with dual-aspect windows and a useful storage cupboard. The kitchen area is fitted with a range of wall and base units and offers a view to the rear aspect. Accessed from the main living area is the bedroom that offers a view to the front aspect and access to the en-suite shower room.

The property sits on a desirable plot with low-maintenance front and rear gardens, an external garden store and includes an allocated parking space.



Entrance Hall 1.63m x 1.38m (5'4" x 4'6")

Kitchen/Living Room 4.70m x 4.48m (15'5" x 14'8")

Bedroom 2.74m x 2.37m (9'0" x 7'10")

Shower Room 2.79m x 1.89m (9'2" x 6'2")

Garden Store 1.82m x 0.93m (6'0" x 3'1")



#### Council Tax Information

Local Authority: Rutland County Council  
Tax Band: A

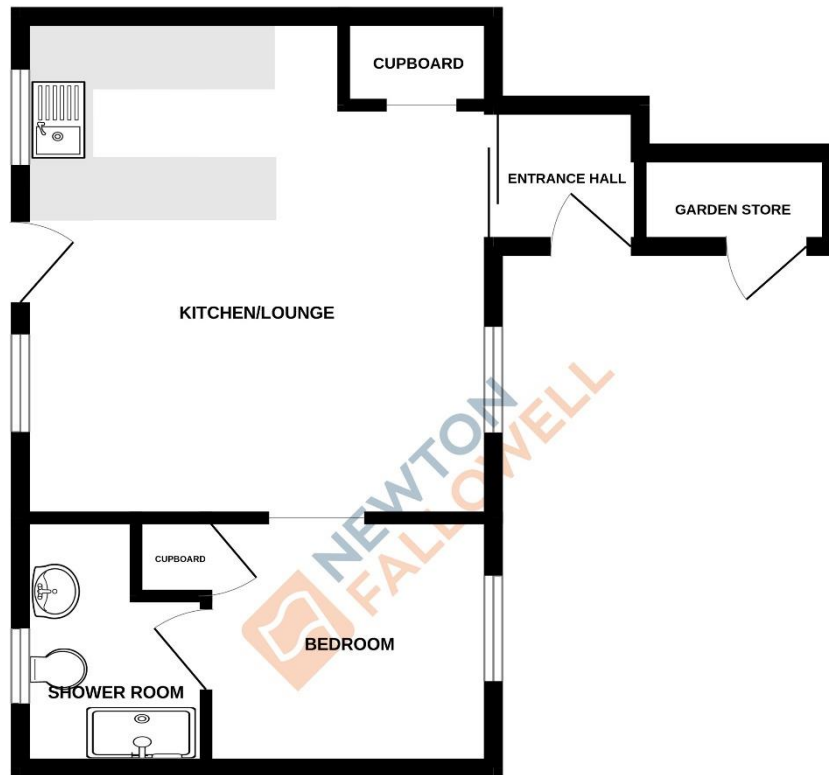
#### Leasehold Information

The property benefits from a 999 year lease granted in September 1982 with approximately 957 years remaining. We are advised that there is no ground rent payable and no service charges associated with the lease. The owner currently pays £96.50, per annum for buildings insurance to Lloyds Bank. Contact Newton Fallowell for further information.

#### Agents Notes: Draft Details

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.

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



LADYWELL, OAKHAM LE156DD

TOTAL FLOOR AREA: 381 sq.ft. (35.4 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		76 C
55-68	D	57 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.