



Maresfield Road, Barleythorpe



£780 PCM



Key Features

- Very Well Presented First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen & Living Area
- Available 17th February
- One Allocated Parking Space
- Easy Access to Town Centre
- Local Amenities and Train Station
- EPC rating B





Set within this modern, eye-catching development completed at the end of 2021 is a superb opportunity to rent a very well presented two-bedroom apartment that has been meticulously designed to suit everyday life. Apartment Four is located on the first floor enjoys lovely views over green spaces. Northfield Court is positioned in the heart of Barleythorpe and is only a short walk from local amenities and the train station. Every apartment within Northfield Court has been pre-wired for fibre broadband and has access to an on-site bike store.



Northfield Court is accessed via an intercom entry system on the ground floor and stairs lead to the first floor, where you have the entry door to the apartment. The entrance lobby provides access to the internal hallway, which in turn provides access to all of the rooms within the apartment. The open plan living kitchen is a fantastic space that is filled with natural light. The kitchen has been fitted with wall and base units along with a free-standing fridge/freezer, washing machine, single oven, and gas hob. This apartment also benefits from a utility room off the kitchen/diner. The two bedrooms within the apartment are both described as doubles and, whilst both rooms have use of the modern three-piece bathroom, the master bedroom also has a fitted three-piece en-suite.



This fantastic rental property is available to rent on a long-term basis and we would strongly encourage an internal viewing at the earliest opportunity. Please contact Newton Fallowell as soon as possible to arrange your internal viewing!

Northfield Court

Northfield Court is a bespoke development of fourteen purpose built apartments in the heart of Barleythorpe. Each property has been meticulously designed and benefit from one allocated parking space per apartment. Access to each apartment is via the intercom door entry system with private doors to each apartment. Each apartment has been pre-wired for fibre broadband along with a communal satellite dish.

Entrance Hallway

Open Plan Living, Dining and Kitchen Area

4.24 x 6.67

Utility Room

1.86 x 2.32

Bedroom One

3.17 x 3.87 (excluding wardrobe)

En-Suite Bathroom

1.71 x 1.92

Bedroom Two

4.37 x 3.09

Family Bathroom

2.26 x 2.32

Pets

Due to the nature of the Property, the Landlord will not consider applicants with Pets

Floorplan

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



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