



10 Coleridge Way, Oakham, LE15 6GA

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Shared Ownership Mid Terrace
- Two Double Bedrooms
- Downstairs W.C
- Lounge / Diner
- Enclosed Rear Garden
- Allocated Parking Space
- Popular Location
- Ideal First Time Purchase
- EPC Rating C
- Leasehold

25% Shared ownership £51,250





Situated on a quiet cul-de-sac, just off Cold Overton Road, is this well-presented two-bedroom shared ownership mid-terrace property. Being sold with NO CHAIN, this property offers an excellent opportunity to get onto the property ladder. It boasts an ideal location within walking distance from Oakham's historic market town centre, train station, and local schools. The property features a spacious open-plan lounge/diner, a convenient downstairs WC, Two double bedrooms, a family shower room, a low maintenance rear garden, and comes complete with an off-road parking space.



Upon entering the property through the front aspect, you are welcomed into a bright and airy lounge/diner that gives access to the downstairs W.C. and kitchen. The kitchen is fitted with wall-to-floor units and features an integrated hob & oven, space and plumbing for a washing machine, and access to the rear garden. The staircase leads to the first-floor landing, providing access to the two double bedrooms and family shower room.



Externally, the property offers a fully enclosed low maintenance rear garden complete with a large patio seating area that would be ideal for entertaining, and a gate that leads to the allocated off-road parking space.

Room Measurements

Living Room 6.08m x 3.92m (19'11" x 12'11")

Kitchen 3.92m x 2.58m (12'11" x 8'6")

WC 1.79m x 1.69m (5'11" x 5'6")

Bedroom One 3.91m x 3.89m (12'10" x 12'10")

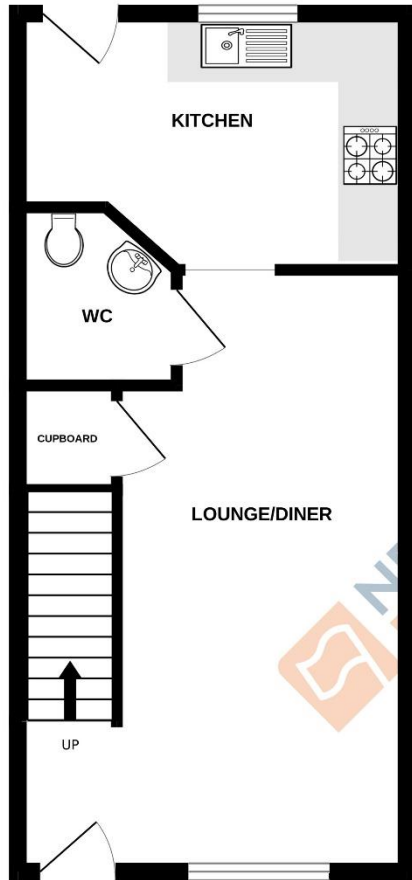
Bedroom Two 3.91m x 3.15m (12'10" x 10'4")

Shower Room 2.47m x 1.81m (8'1" x 5'11")

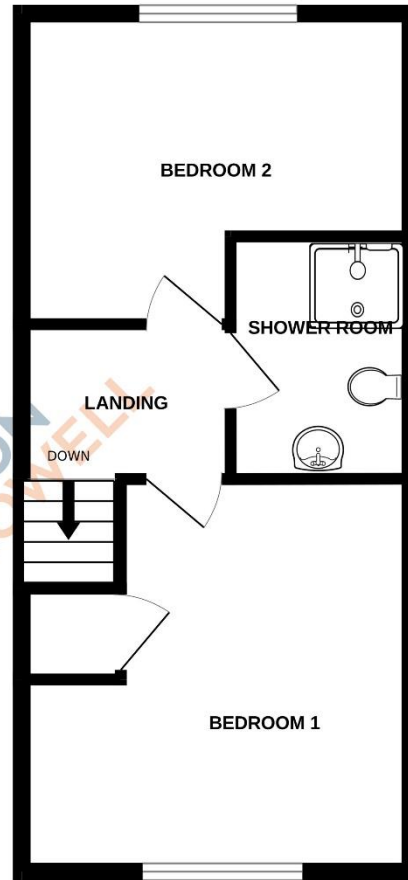
Sharehold Information

A 99 year lease was granted in 2012 with approximately 87 years left remaining on the lease. The seller currently owns a 25% share of the property and pays rent of £349.24 monthly on the remaining 75% share to Platform Housing Group. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to application approval. The property is also liable to pay a monthly service charge which equates to £39.82 per month.

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



COLERIDGE WAY, OAKHAM LE156GA

TOTAL FLOOR AREA: 732 sq.ft. (68.0 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
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.