



16 The Park, Ranksborough Hall, Langham, Oakham, LE157EL



NEWTON FALLOWELL



Key Features

- Detached Park Home
- Pemberton Glendale 44 x 20
- Two Bedrooms
- En-suite & Dressing Room
- Modern Kitchen With Island & Wine Cooler
- Open Plan Lounge / Kitchen / Diner
- Popular Village Location
- Easy Access To The Town Centre
- EPC Rating Exempt
- Leasehold

£240,000





A fantastic opportunity to purchase an over 50's retirement park home, situated in the popular and sought-after village of Langham. Royale Ranksborough Hall is a stunning development surrounded by glorious countryside with country walks leading directly from the front door. With only a short drive to Oakham's picturesque market town centre. This stunning park home is being sold with NO ONWARD CHAIN! Benefitting from an open plan living room/kitchen/diner, two bedrooms with the master boasting an en-suite shower with a walk-in wardrobe and dressing room, utility room, and a family bathroom.

Entering via the front door leads into the entrance hall that provides access to accommodation on offer. The open plan lounge/kitchen/diner boasts double bi-fold doors that open onto the veranda, an island with an inset gas hob & breakfast bar, an integrated wine cooler, and a vaulted roof with inset ceiling spotlights. From the main hallway, you access the utility room that features an inset stainless-steel sink and drainer. Both the bedrooms sit to the rear of the property with bedroom one offering a large dressing area, a walk-in wardrobe, and a useful en-suite bathroom. Completing the accommodation is the family bathroom that features a modern three-piece suite.



Externally the property offers off-road parking via the block paved driveway and a large, decked veranda to the rear that would be ideal for entertaining.



Entrance Hall 3.88m x 3.06m (12'8" x 10'0")

Lounge/Kitchen/Diner 5.69m x 6.03m (18'8" x 19'10")

Utility Room 1.87m x 2.97m (6'1" x 9'8")

Family Bathroom 2.05m x 1.47m (6'8" x 4'10")



Bedroom One 3.66m x 2.97m (12'0" x 9'8")

Dressing Room 2.97m x 2.01m (9'8" x 6'7")

Walk In Wardrobe 1.71m x 1.85m (5'7" x 6'1")

En-Suite 1.71m x 1.85m (5'7" x 6'1")



Bedroom Two 2.53m x 2.43m (8'4" x 8'0")

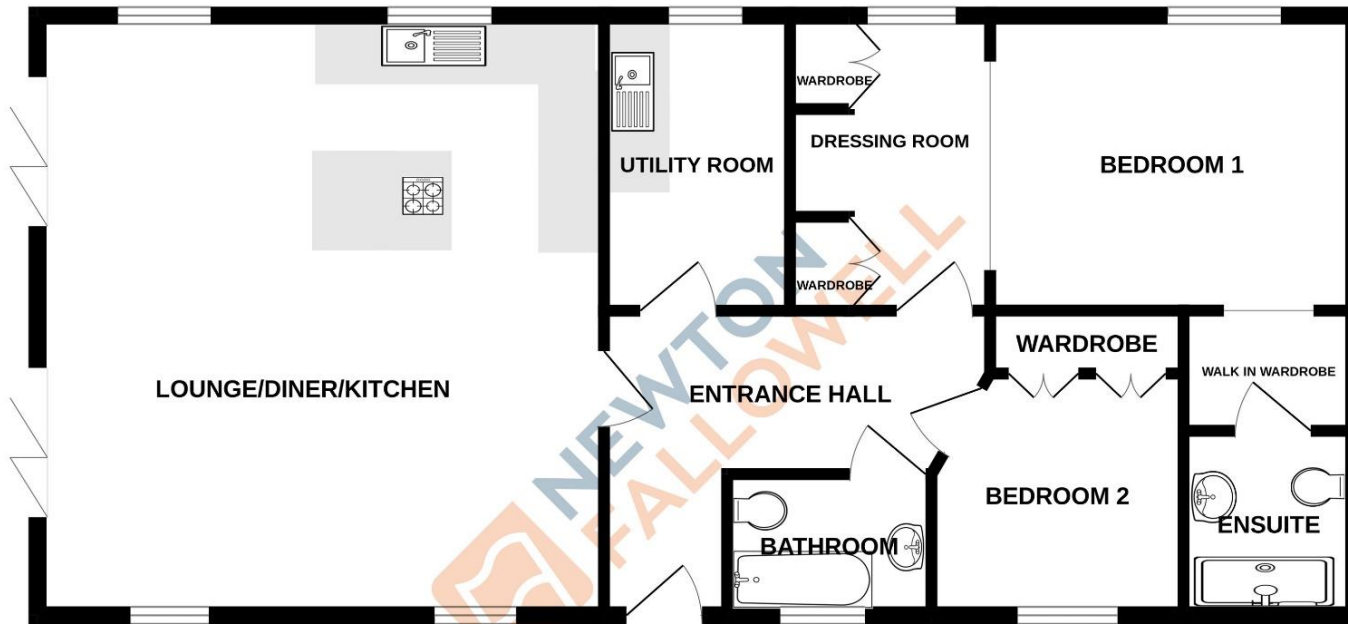
Leasehold Information

We have been advised by the owners that there is a ground rent charge of £228 per month. There is an in-perpetuity lease on the plot which means that there is no set lease period. The lease is in place for as long as the estate charge is paid.





GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



THE PARK, RANKSBOROUGH HALL, LANGHAM LE157EL

TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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COUNCIL TAX INFORMATION:

Local Authority: Rutland District 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.