



22 Livery House, Oakham, LE157TN

 **NEWTON FALLOWELL**



## Key Features

- Second Floor Apartment
- One Double Bedroom With Built In Wardrobes
- Open Plan Open Lounge / Kitchen
- Juliet Balcony
- Well Presented
- Allocated Off Road Parking
- Ideal First Time Purchase
- NO CHAIN
- EPC Rating B
- Leasehold

**£125,000**





Situated in the sought-after location of Barleythorpe, within short walking distance of Oakham's bustling town centre and train station sits this modern and very well-presented one-bed second-floor apartment. Offering a well-designed and spacious layout internally, and stunning views over the allotments this lovely apartment has one allocated parking space and access to a communal garden.

As you enter the Livery House apartments the well-kept communal entrance hall leads to the stairs that flow to the second-floor landing which then leads to the front door. The block is accessed via a key fob entry system or intercom. As you enter the apartment, the entrance porch offers a great space for shoes and coats and leads into the hallway where doors open into the living accommodation. The open-plan kitchen and living room feature a Juliet balcony with a fantastic view of the allotments at the rear. The kitchen area is fitted with a range of wall and base units along with integral appliances including a washer/dryer, fridge/freezer, electric oven, and electric hob. The hall then leads to the main bedroom with fitted wardrobes and into the three-piece modern bathroom.

Externally you will find one allocated off-road parking space, a bike store, and a shared communal garden.

Entrance Porch 1.85m x 1.35m (6'1" x 4'5")

Hallway 4.57m x 1.12m (15'0" x 3'8")

Living Room/Kitchen 4.93m x 3.71m (16'2" x 12'2")

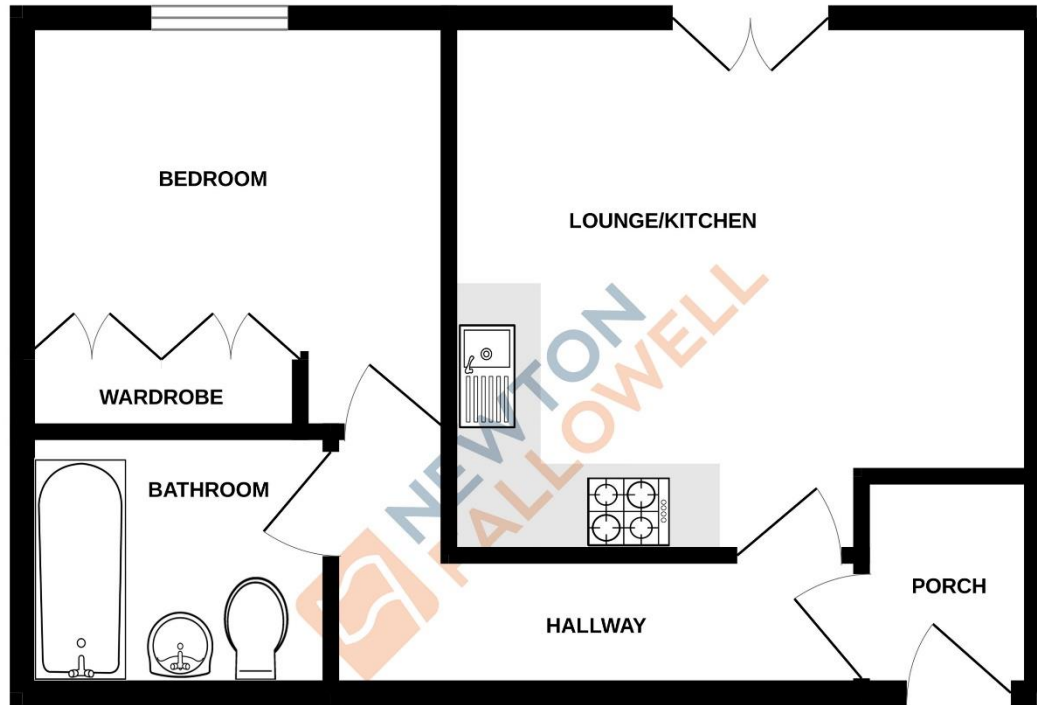
Bedroom One 3.76m x 3.20m (12'4" x 10'6")

Bathroom 2.08m x 1.93m (6'10" x 6'4")

#### Leasehold Information:

The property benefits from a 125 year lease granted in 2014. We are advised that the owner pays a ground rent charge of £150 yearly and a management charge of £1012 per year which is payable to Chelton Brown. The property is also liable to pay an Estate Charge of £166 per year. Contact Newton Fallowell for further information.

SECOND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



LIVERY HOUSE, STUD ROAD, BARLEYTHORPE, OAKHAM LE157TN

TOTAL FLOOR AREA : 382 sq.ft. (35.5 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland District 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.