



2, West Walk, Oakham, LE15 6LT

 **NEWTON FALLOWELL**





## Key Features

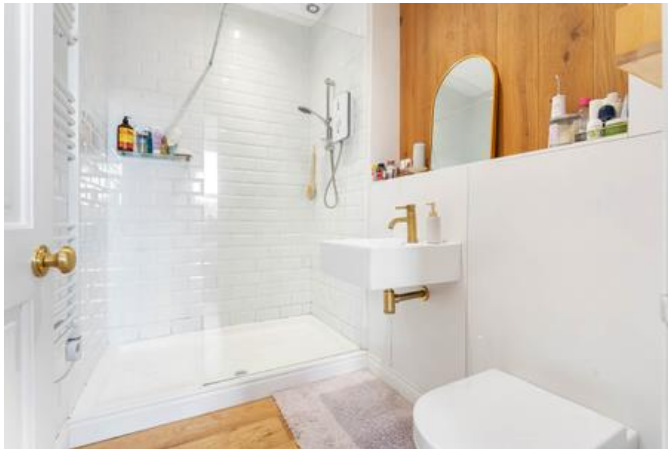
- Two Bedroom Duplex Apartment Within A Converted Shoe Factory
- En-Suite To Master + Family Bathroom
- South Facing Countryside Views From The First Floor
- Presented To A High Standard
- Allocated off Road Parking
- Easy Access To The Town Centre
- Ideal First Time Purchase
- NO CHAIN

£200,000





Discreetly situated off West Road in Oakham, with its private entrance and car park is this stunning two-bedroom duplex apartment located on West Walk within a converted shoe factory. It offers a short walk to the town centre & train station and is presented to a high standard. The versatile accommodation includes two bedrooms with an en-suite to the ground floor master, lounge/diner, kitchen, and a family bathroom.



Entering via the private front door leads into the entrance hall that grants access to the ground-floor master bedroom and a staircase to the first floor. The master bedroom has a light and airy feel due to its double windows to the rear aspect and an en-suite bathroom that is fitted with a three-piece suite including a large walk-in shower. The panelled staircase, with cupboard space under, leads up to the first floor. From the first-floor landing, you have access to the second bedroom, bathroom, and large living space. The bathroom is equipped with a bath, close coupled W.C. with a hidden cistern, and a wash hand basin inset to a washstand. The second bedroom features wood panelling and rooftop views. The open-plan living area boasts a large window that overlooks the nearby Brooke Hills offering a relaxing view after a long day! Completing the upstairs accommodation is the kitchen which provides a range of floor-to-ceiling units, oak worktops, an inset butler sink, and an integrated washing machine.



Externally the property has its own allocated parking space with additional visitor spaces available located under the property. Two staircases at each end of the car park provide access to the first-floor landing and entrances to each apartment.

### Room Measurements

Entrance Hall 2.66m x 2.47m (8'8" x 8'1")

Bedroom One 4.98m x 3.87m (16'4" x 12'8")

En-Suite 2.46m x 1.73m (8'1" x 5'8")

Landing 3.30m x 2.17m (10'10" x 7'1")

Lounge/Diner 5.50m x 4.54m (18'0" x 14'11")

Bedroom Two 4.76m x 2.64m (15'7" x 8'8")

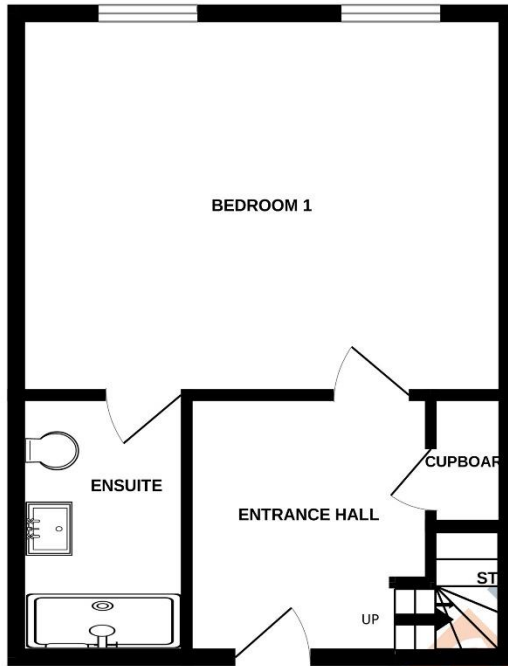
Family Bathroom 2.96m x 1.57m (9'8" x 5'2")

Kitchen 3.03m x 2.20m (9'11" x 7'2")

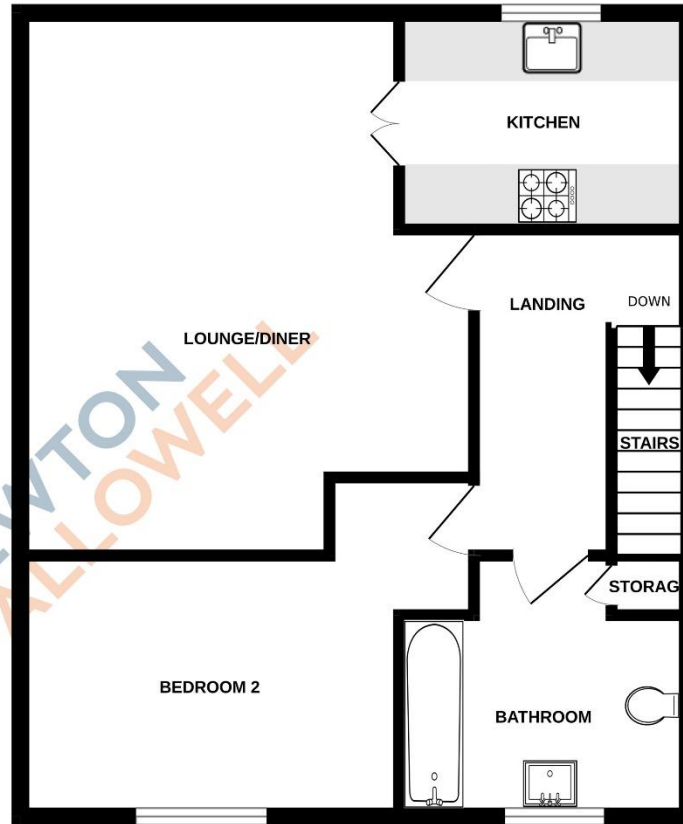
### Leasehold Information

This property is leasehold but owns a share of the freehold of the building. A monthly charge is made payable to the management company. The property benefits from a 125 year lease granted in September 1990. The vendor informs us that a lease extension has been applied, increasing the lease for a further 999 years once granted. We are advised that the owner pays a management charge of £70 per month which is payable to West Walk Management. Contact Newton Fallowell for further information.

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



WEST WALK , OAKHAM LE156LT

TOTAL FLOOR AREA : 942 sq.ft. (87.5 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		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	15 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.