



39a Northgate, Oakham, LE15 6QR

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Kitchen/Diner
- Easy access To The Town Centre
- Sought After Location
- Off Road Parking
- Well Presented
- Ideal First Time Purchase Or Investment
- Leasehold

£189,950





Situated on the historic Northgate within the heart of Oakham and only a stone's throw from the popular market town centre and the train station is this well-presented, spacious two-bedroom ground-floor apartment. The accommodation benefits from its own private entrance door and features a spacious lounge, breakfast kitchen, two double bedrooms, and a family bathroom. The property would make an ideal first-time purchase or investment. CALL TO VIEW!



Entering via the front door leads into the main hallway that provides access to the lounge, both bedrooms, and the family bathroom. The lounge sits to the front of the property and offers a feature bay window to the front aspect. Accessed from the lounge is the kitchen/diner that sits to the rear of the property and is fitted with floor-to-wall units and boasts an integrated electric hob & oven with stainless steel splashback, inset stainless steel sink and drainer + mixer tap, space and plumbing for a washing machine and a window to the rear aspect. Both bedrooms sit to the rear of the property with bedroom two offering a built-in wardrobe. Completing the accommodation is the family bathroom that is majority tiled and features a panel bath with shower & screen, pedestal wash hand basin, and a close coupled W.C. with half and full flush.



Externally the property offers an allocated off-road parking space and a communal enclosed low-maintenance rear courtyard.

Room Measurements

Lounge 3.16m x 3.12m (10'5" x 10'2")

Kitchen 4.42m x 2.70m (14'6" x 8'11")

Bedroom One 3.75m x 2.99m (12'4" x 9'10")

Bedroom Two 3.72m x 2.98m (12'2" x 9'10")

Bathroom 2.08m x 1.70m (6'10" x 5'7")

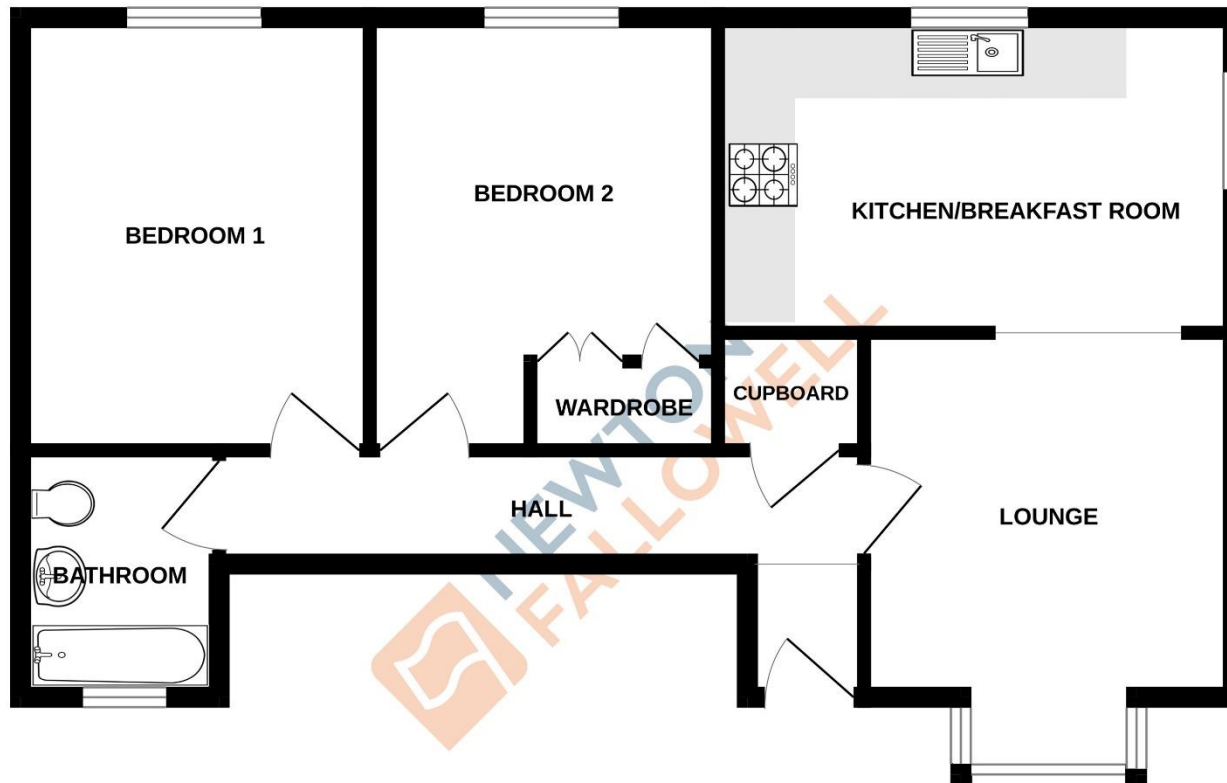
Leasehold Information

The property benefits from a 125 year lease granted in 2004. We are advised that the owner pays a management charge of £600 per year which is payable to Kerridge House (2004 Management) Ltd. Contact Newton Fallowell for further information.

Agents Note

The exterior paintwork will be re-painted before completion.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



NORTHGATE, OAKHAM LE156QR

TOTAL FLOOR AREA : 606 sq.ft. (56.3 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 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.