



32, Stud Road, Barleythorpe, Oakham, LE15 7GD

 **NEWTON FALLOWELL**

2 1 1

Key Features

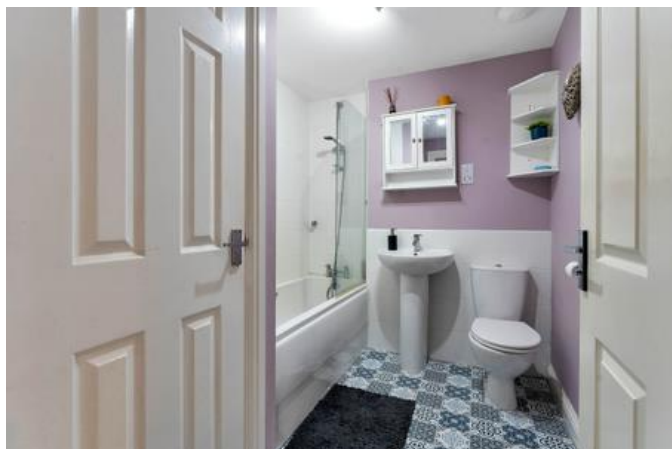
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Secure Keypad Access
- Allocated Off Road Parking Space
- Popular Location
- Ideal First Time Purchase
- EPC Rating B
- Leasehold

£160,000





Situated in the popular and sought-after area of Barleythorpe, within walking distance of Oakham's market town centre, train station, and local schools is this exceptionally well-presented two-bedroom ground floor apartment, creating a perfect home for a first-time buyer or as an investment opportunity. Offering a well-designed open-plan kitchen and living area, two double bedrooms, and a three-piece bathroom, this property is in a 'move-in' condition. Contact Newton Fallowell for your opportunity to view.



As you enter the building, a light and airy entrance provides access to the ground floor where a private entrance door leads into the apartment. The open plan living and kitchen area is deceptively spacious and features a range of contemporary eye and base level units, a half bowl sink with drainer and mixer tap, built-in oven with gas hob and extractor hood, integrated fridge freezer, dishwasher and space, and plumbing for a washing machine. An inner hall offers more storage possibilities and access to the two spacious double bedrooms and the modern three-piece bathroom that boasts a bath with overhead shower, pedestal wash hand basin, close coupled WC with half and full flush, and a spacious storage cupboard.



Externally the property is being sold with one allocated off-road parking space.

Room Measurements

Hall 4.68m x 1.09m (15'5" x 3'7")

Lounge/Kitchen 7.03m x 4.09m (23'1" x 13'5")

Bathroom 2.32m x 1.97m (7'7" x 6'6")

Bedroom One 3.71m x 2.69m (12'2" x 8'10")

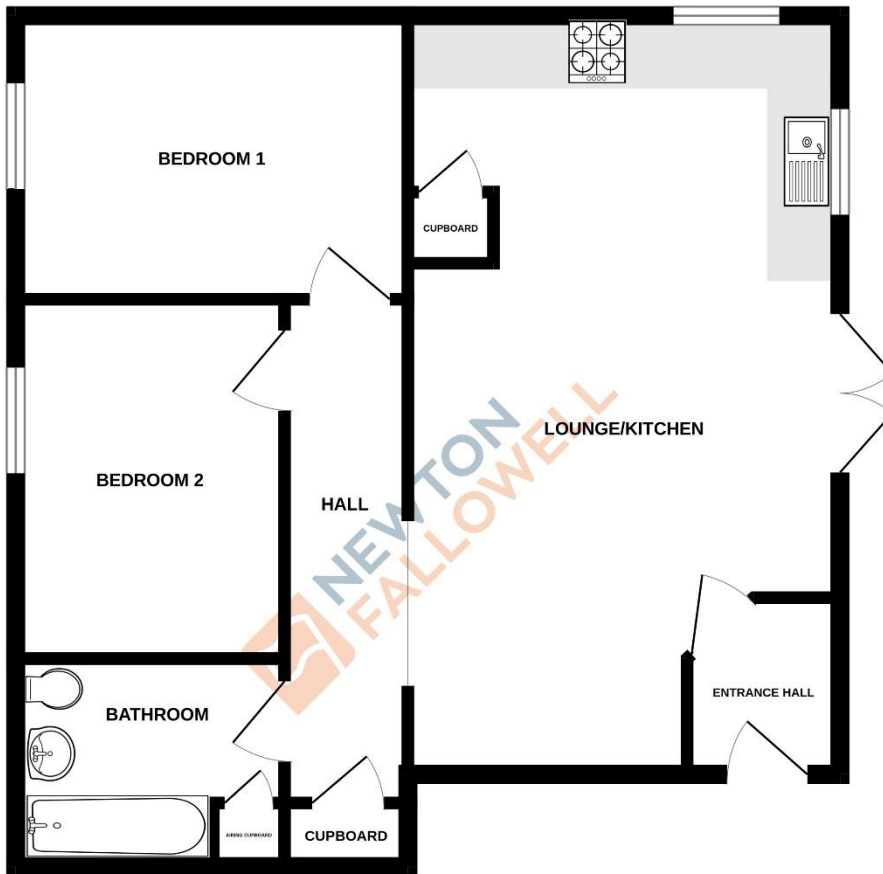
Bedroom Two 3.40m x 2.54m (11'2" x 8'4")

Bathroom 2.32m x 1.97m (7'7" x 6'6")

Leasehold Information

The property benefits from a 125 year lease granted in 2018 with approximately 119 years remaining. We are advised that the owner pays a ground rent charge of £140 yearly and a management charge of £950 per year which is payable to Osprey. The property is also liable to pay an Estate Charge of £166.15 per year. Contact Newton Fallowell for further information.

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



STUD ROAD, BARLEYTHORPE, OAKHAM LE157GD

TOTAL FLOOR AREA - 638 sq.ft. (59.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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.