



Stud Road, Barleythorpe, LE15 7WA

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- AVAILABLE IMMEDIATELY
- First Floor Apartment
- Popular & Sought After Area
- Open Plan Kitchen Dining Area
- Two Spacious Bedrooms
- Allocated Parking Space
- Three Piece Bathroom
- EPC Rating B

£850 PCM





****AVAILABLE IMMEDIATELY!****

Situated within the highly desirable Oakham Heights development to the North West of Oakham is this modern first-floor apartment offering an abundance of well-considered accommodation including an open plan living, dining and kitchen area, two double bedrooms and a modern three piece bathroom.

As you approach the apartments from the front, the intercom entry door leads you into the communal entrance with stairs leading to the first floor landing and access into the apartment. The private entrance door leads you into a useful entrance hall with ample space for coats and shoes. From here you access the open plan living, dining and kitchen area that is filled with natural light and has Juliet balcony doors overlooking the streetscape. The kitchen offers a wealth of storage along with integral and freestanding appliances. The inner hallway leads you to two double bedrooms and the three-piece modern bathroom with shower over the bath.

This lovely, spacious apartment comes with one allocated parking space. Contact Newton Fallowell, Oakham today to arrange your viewing!



Kitchen/ Living/ Dining Room 6.38m x 4.19m

Bedroom One 3.66m x 2.72m

Bedroom Two 2.72m x 2.57m

Bathroom 2.57m x 2.03m

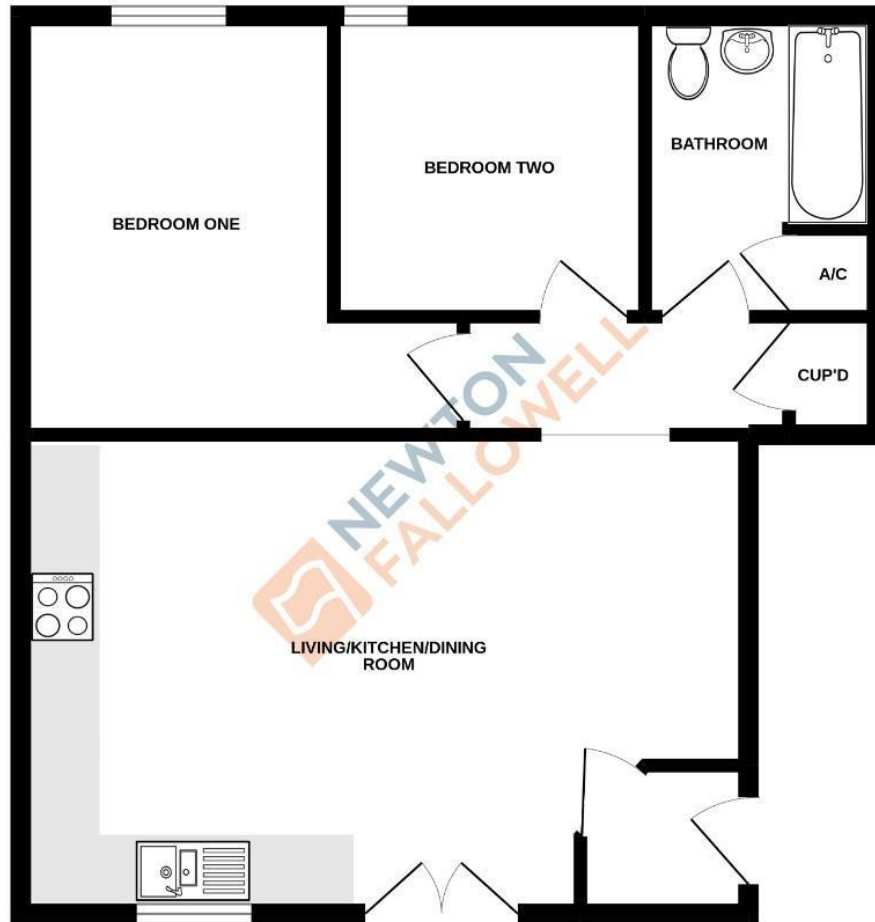
Outside 0.00m x 0.00m (0'0" x 0'0")

One allocated off-road parking space is provided.

Council Tax 0.00m x 0.00m (0'0" x 0'0")

Local Authority: Rutland County Council
Council Tax Band: B

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
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.