



6 The Sidings, Oakham, LE15 6RN

 **NEWTON FALLOWELL**



2 1 1

## Key Features

- 2nd Floor Apartment
- Two Bedrooms
- Large Lounge/Diner
- Allocated Off Road Parking space
- Well Presented
- Easy Access To The Town Centre
- Ideal First Time Purchase
- EPC Rating C
- Leasehold

£130,000





Set within a quiet and well-maintained block of apartments on the second floor is this well-presented two-bedroom apartment offering ready-to-move-in accommodation including a spacious lounge/diner, two bedrooms, and a part-tiled three-piece bathroom. Positioned within a quiet cul-de-sac benefitting from intercom entry and one allocated parking space this stunning apartment is situated only a moment's walk from Oakham's town centre, train station, and local conveniences.

As you approach the apartments, an intercom entry door leads you into the communal hallway with stairs leading to each floor. A staircase will take you to the second floor where a private entrance door leads you into the apartment. A useful entrance hall has space for coats and shoes with a door then leading to the main hallway that offers a useful storage cupboard. From here you have access to the spacious lounge/diner, kitchen, two bedrooms, and the family bathroom. The lounge diner is positioned to the rear of the property and offers views to the rear aspect. Located to the front of the property is the fitted kitchen that features floor-to-ceiling units, tiled splashbacks, an inset stainless-steel sink & drainer + mixer tap, inset gas hob, integrated oven, space and plumbing for a washing machine, gloss tiled floor and a window to the rear aspect. Both the bedrooms feature a window to the front aspect and completing the internal accommodation is the family bathroom that is part tiled and offers a panel bath with shower & curtain, pedestal wash hand basin, close coupled W.C. with half and full flush, and a tiled floor.

Externally the apartment comes with an allocated parking space.

Entrance Lobby 1.23m x 1.13m (4'0" x 3'8")

Entrance Hallway 3.57m x 1.08m (11'8" x 3'6")

Bathroom 2.77m x 1.57m (9'1" x 5'2")

Kitchen 2.84m x 2.64m (9'4" x 8'8")

Bedroom One 4.04m x 2.72m (13'4" x 8'11")

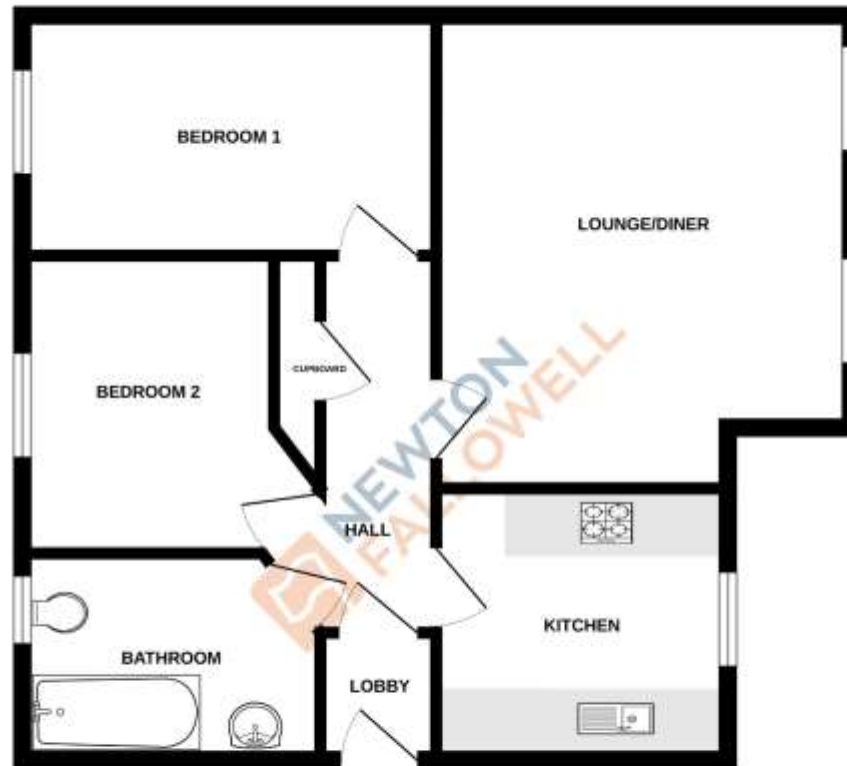
Bedroom Two 2.89m x 2.29m (9'6" x 7'6")

Lounge 4.6m x 4.04m (15'1" x 13'4")

#### Leasehold Information

The property benefits from a 150 year lease granted in September 2005 with approximately 130 years remaining. We are advised that the owner pays a ground rent charge of £167.82 yearly and a service charge of £1600 per year which is payable to Encore Estates. Contact Newton Fallowell for further information.

SECOND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



THE SIDINGS, OAKHAM LE15 6HW  
TOTAL FLOOR AREA: 586 sq.ft. (54.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the information contained herein, measurements of plots, dimensions, areas and any other data are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here are not 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	77 C	79 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.