



8 Lodge Stables, 23 Burley Road, Oakham, LE15 6DH

 **NEWTON FALLOWELL**

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Key Features

- Ground Floor Apartment
- NO ONWARD CHAIN
- Open Plan Kitchen & Living Area
- New Boiler
- Walking Distance to Town Centre & Train Station
- Unallocated Private Parking Within Gated Development
- Three Piece Wet Room
- EPC Rating D

£185,950





Set within this pretty and unique development in Oakham's popular town centre is this very well-appointed two-bedroom GROUND FLOOR over 55s apartment positioned with a separate entrance door and French doors overlooking the courtyard. Offered for sale with no onward chain, this extremely light and airy apartment is very well proportioned with an open plan living area and kitchen with integrated appliances, master bedroom, good sized second bedroom, a three-piece wet room and new boiler.

Lodge Stables is a unique gated development for the over 55's and is situated within a stone's throw from Oakham's fantastic town centre. The property offers non-allocated parking and on-site helpers throughout the week providing a daily "Good Morning" service to the residents and helping maintain the communal areas within the area.

The property is located on the ground floor and is accessed by a communal entrance hall. At the front of the property sits the light and airy open plan living and kitchen area with two sets of French doors to allow access to the parking area. The kitchen boasts plenty of wall to floor base units for storage and integral appliances. Both bedrooms are situated at the back of the property with the master bedroom having French doors opening out into your own private courtyard garden and newly appointed with fitted wardrobes. Finishing off the accommodation is a convenient and spacious wet room.

We believe this property will not be around for long so contact us now to arrange a viewing.

Room Measurements

Entrance Hall 3.5m x 1.17m (11'6" x 3'10")

Living Room/Kitchen 5.59m x 3.39m (18'4" x 11'1")

Bedroom One 3.55m x 2.99m (11'7" x 9'10")

Bedroom Two 2.99m x 1.94m (9'10" x 6'5")

Wet Room 1.96m x 1.93m (6'5" x 6'4")

Leasehold Information

The property benefits from a 999 year lease granted in 2006 with approximately 980 years remaining. We are advised that the owner pays a ground rent charge of £5 yearly and a management charge of £2496 per year which is payable to Richardsons. The management charge covers all external maintenance to communal areas, an on-site team within the site office from 10am-2pm daily, and contributes to a reserve fund to help mitigate the costs of future maintenance work. Contact Newton Fallowell for further information.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



LODGE STABLES, BURLEY ROAD, OAKHAM, LE15 6DH

TOTAL FLOOR AREA : 454 sq.ft. (42.2 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		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.