



111 Stud Road, Barleythorpe, Oakham, LE15 7WA

 **NEWTON FALLOWELL**

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Key Features

- Modern Second Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen & Living Area
- One Allocated Parking Space
- Ideal First Home or Investment Opportunity
- Modern Three Piece Bathroom
- Easy Access to Town Centre & Train Station
- No Onward Chain
- EPC Rating B
- Leasehold

£152,500





****999 YEAR LEASE WITH PEPPERCORN GROUND RENT****

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 well-presented, modern second-floor apartment, offered for sale with NO ONWARD CHAIN, and a 999 year lease with only peppercorn ground rent. The apartment offers an abundance of well-considered accommodation including an open plan living, dining and kitchen area, two double bedrooms and a modern three piece bathroom. To avoid missing out, we recommend a viewing at your earliest convenience!

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, as well as a useful storage cupboard. The kitchen offers a wealth of storage along with an integrated washing machine, built in electric oven and gas hob and a freestanding fridge/freezer. 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.

Room Measurements

Entrance Hall

Open Plan Kitchen, Living & Dining Room
6.38m x 4.19m (20'11" x 13'8")

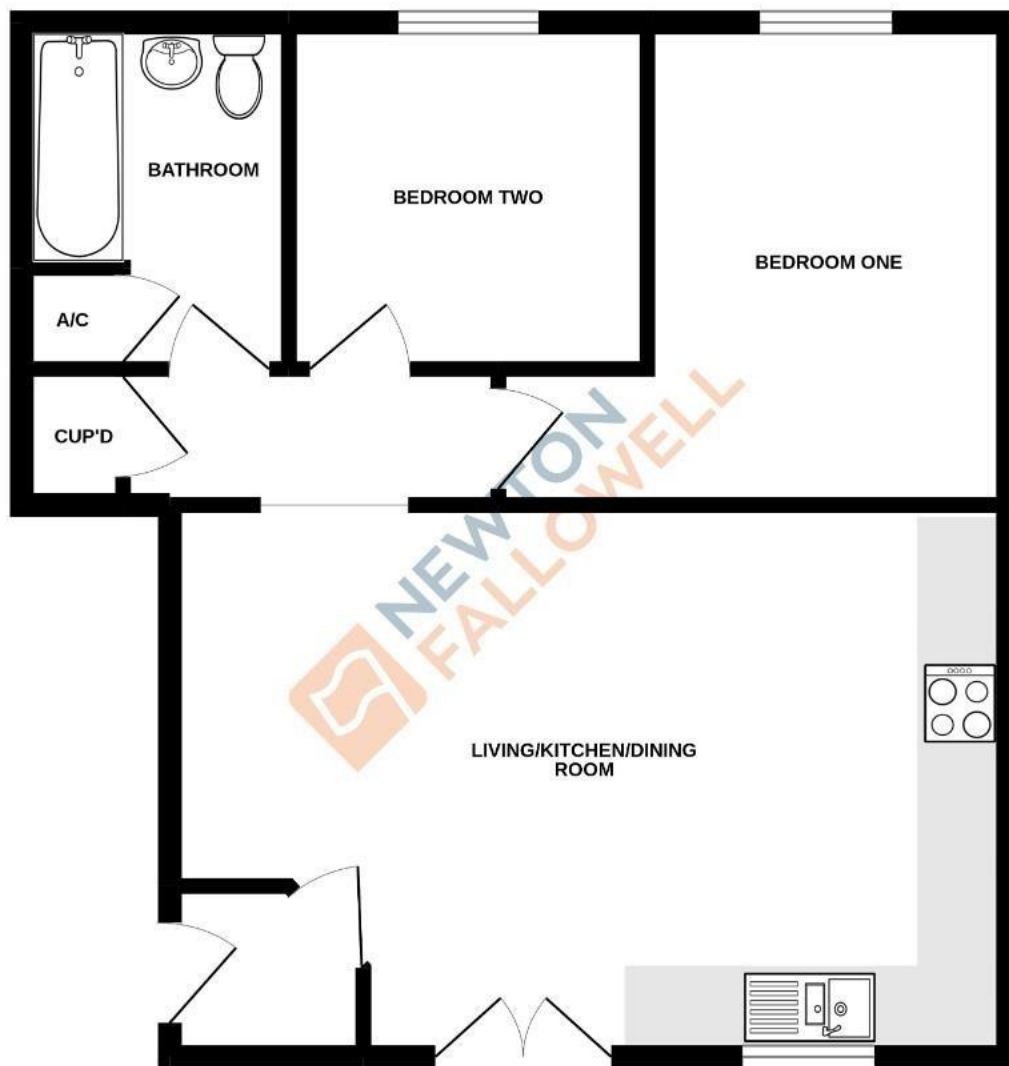
Bedroom One 3.66m x 2.72m (12'0" x 8'11")

Bedroom Two 2.72m x 2.57m (8'11" x 8'5")

Bathroom 2.57m x 2.03m (8'5" x 6'8")

Agents Note: Service Charge Information

The property benefits from a 999 year lease granted in 2022 with approximately 996 years remaining. We are advised that the owner pays a service charge of £912.13 yearly and peppercorn ground rent. The property is also liable to pay an Estate Charge of £178.57 per year. Contact Newton Fallowell for further information.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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	83 B	83 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.