



Southfield Parade, Maresfield Road, Barleythorpe
Oakham, Rutland, LE15 7WP

NEWTONFALLOWELL 

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6505 PCM

Welcome to Southfield Parade, a brand new development of apartments located within the popular Oakham Heights development to the North of Oakham. Offering a mix of one & two bedroom apartments, these well laid out and spacious apartments create a perfect first home or professionals base. All of the apartments within the Southfield Parade development have been built to a great standard, all benefitting from a free standing fridge/freezer, washing machine, electric oven and gas hob. The apartments boast one allocated parking space, the use of a sheltered bike store and landscaped gardens.

Apartment 3 is located within the second floor and offers a light and airy open plan living and kitchen area, double bedroom with Juliet balcony doors and three piece bathroom with shower over. The kitchen area is fitted with a contemporary kitchen with a four ring gas hob, single electric oven, free standing washing machine and fridge/freezer.

Ready to move into from Mid December 2019, this eye catching development should be viewed at the earliest possible opportunity. Contact Newton Fallowell today for further details and to arrange your viewing.



Entrance Hall

Kitchen & Living Area

26'10 x 15'4 (8.18m x 4.67m)

Bedroom One

13'7 x 9'11 (4.14m x 3.02m)

Bathroom

8'6 x 6'2 (2.59m x 1.88m)

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, 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 £300 if you use their services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(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	

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