

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



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## Oakham, Rutland, LE15 7WP

CEOF DCM

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

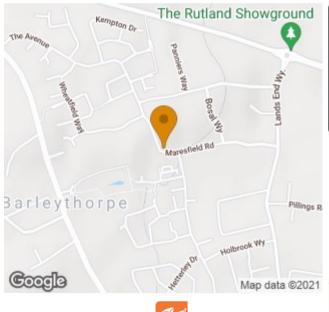
8'6 x 6'2 (2.59m x 1.88m)

#### AGENTS NOTE - DRAFT PARTICULARS:

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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 Falllowell 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.



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