



Northfield Court Maresfield Road, Barleythorpe

 **NEWTON FALLOWELL**



Key Features

- Modern First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen & Living Area
- One Allocated Parking Space
- Easy Access to Town Centre, Local Amenities and Train Station
- Communal Lockable Bike Store
- Available from Beginning of October
- EPC Rating B

£825 PCM



* AVAILABLE BEGINNING OF OCTOBER * Set within this modern, eye-catching development is a superb opportunity to rent a MODERN two-bedroom apartment that has been meticulously designed to suit everyday life.

Located on the first floor of the development, which itself is positioned in the heart of Barleythorpe only a short walk from local amenities and the train station. Every apartment within Northfield Court has been pre-wired for fibre broadband and has access to an on-site bike store.

Northfield Court is accessed via an intercom entry system on the ground floor and stairs lead to the first floor where you have the entry door to the apartment. The hallway provides access to the rooms within the apartment and also a very useful storage cupboard. The open plan living kitchen is a fantastic space that is filled with natural light. The kitchen has been fitted with wall and base units along with a free-standing fridge/freezer, washing machine, single oven and gas hob, and also benefits from French doors opening onto a Juliette balcony. The bedrooms within the apartment are both described as double bedrooms and have use of the modern three-piece bathroom.

This fantastic rental property is available to rent on a long term basis and we would strongly encourage an internal viewing at the earliest opportunity.

Northfield Court is a bespoke development of fourteen purpose built apartments in the heart of Barleythorpe. Each property has been meticulously designed and benefit from one allocated parking space per apartment. Access to each apartment is via the intercom door entry system with private doors to

each apartment. Each apartment has been pre-wired for fibre broadband along with a communal satellite dish.

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Entrance Lobby

Hallway

Open Plan Living, Dining and Kitchen Area 3.44 x 6.79

Bedroom One 3.16 x 4.74

Bedroom Two 3.27 x 3.08

Bathroom 2.07 x 1.94

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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.