



18 Haydock Avenue, Barleythorpe, Rutland, LE15 7JA
£147,000



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18 Haydock Avenue, Barleythorpe, Rutland, LE15 7JA

Tenure: Leasehold

Council Tax Band: B (Rutland)



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Modern, self-contained top-floor apartment offering well-presented accommodation with two double bedrooms, two bath-/shower rooms and an allocated parking space within a popular development on the outskirts of Oakham.



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DESCRIPTION

Modern, self-contained top-floor apartment offering well-presented accommodation with two double bedrooms, two bath-/shower rooms and an allocated parking space within a popular development on the outskirts of Oakham.

Benefiting from gas central heating and double glazing, the energy-efficient accommodation briefly comprises Entrance Hall, Living Room with Juliet balcony, Kitchen with integrated appliances, Master Bedroom with en-suite Shower Room, further double Bedroom and Bathroom.

Tenure: Leasehold
Term of lease: 125 years from 01/08/15
Years remaining: 116
Service charge: £1,560.00 per annum (01/08/24 - 31/07/25)
Ground rent: £250.00 per annum

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall

With stairs leading to upper floors.

SECOND FLOOR

Entrance door leads to:

Hall

Radiator, good-size built-in cupboard, attractive oak-style flooring, loft hatch.

Open-plan Living Room & Kitchen
comprising:

Living Area 3.45m x 4.57m (11'4" x 15'0")

Light and airy room with radiator and French doors opening to Juliet balcony.

Kitchen Area 3.45m x 1.98m (11'4" x 6'6")

Excellent range of modern units incorporating oak-effect work surfaces with upstand, inset single drainer stainless steel sink unit with mixer tap, soft-close base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise washing machine, fridge-freezer, ZANUSSI electric oven and gas hob with stainless steel splash-back and cooker hood.

Wall-mounted gas central heating boiler, oak-effect flooring, window to rear.

Off Hall:

Bedroom One 4.01m x 2.67m (13'2" x 8'9")

Radiator, window to front.

En-suite Shower Room 2.49m x 1.17m (8'2" x 3'10")

White suite comprising low-level WC, pedestal hand basin with tiled splash-back and double shower cubicle with fully tiled surround. Tiled floor, radiator, extractor fan, obscure glazed window.

Bedroom Two 3.35m x 2.74m (11'0" x 9'0")

Radiator, window to rear.

Bathroom 1.83m x 1.70m (6'0" x 5'7")

White suite comprising low-level WC, pedestal hand basin with tiled splash-back and panelled bath with shower above, shower screen and fully tiled surround. Tiled floor, radiator, shaver point, extractor fan, obscure glazed window.

OUTSIDE

Allocated parking space.

SERVICES

Mains electricity, Mains water supply, Mains sewerage, Gas central heating
According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast and Ultrafast)
Mobile signal: EE. Three, O2 and Vodafone are available both indoors and outdoors.
Results are predictions and not a guarantee.
None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BARLEYTHORPE

Barleythorpe is a small village lying to the north-west of Oakham about a mile and a half from the centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc. For

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commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford.

In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross. Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

COUNCIL TAX

Band B
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with

ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Murray

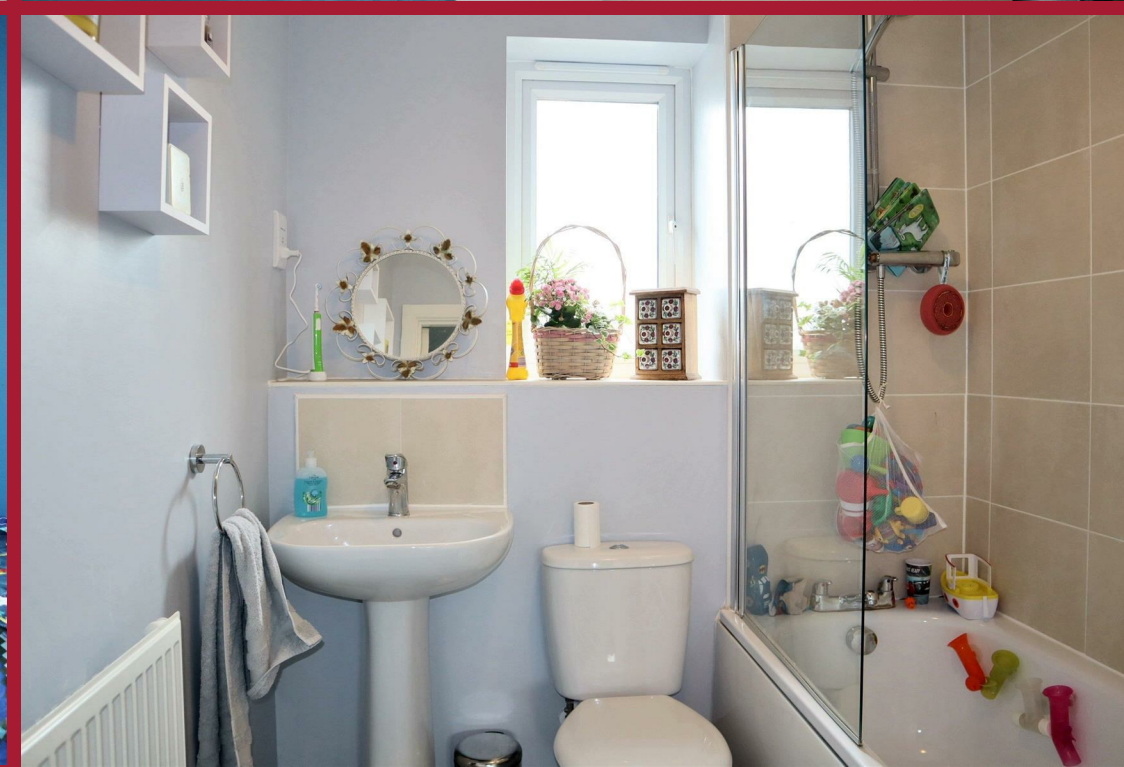
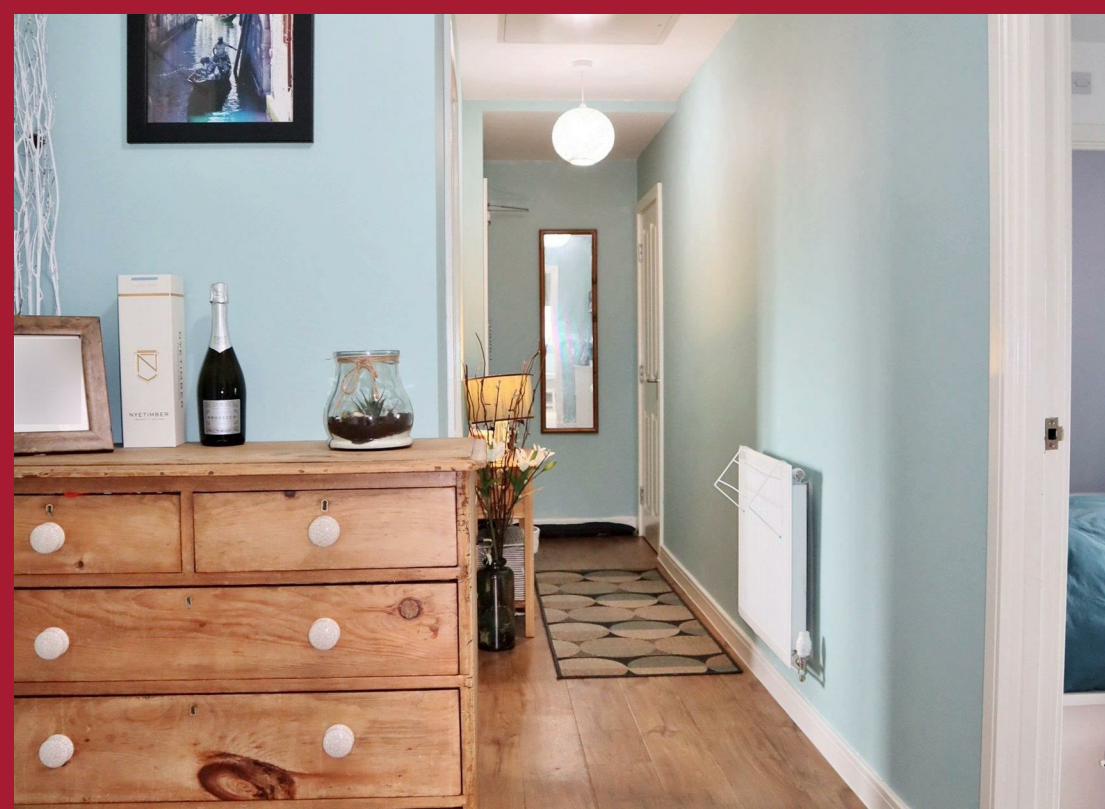
has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

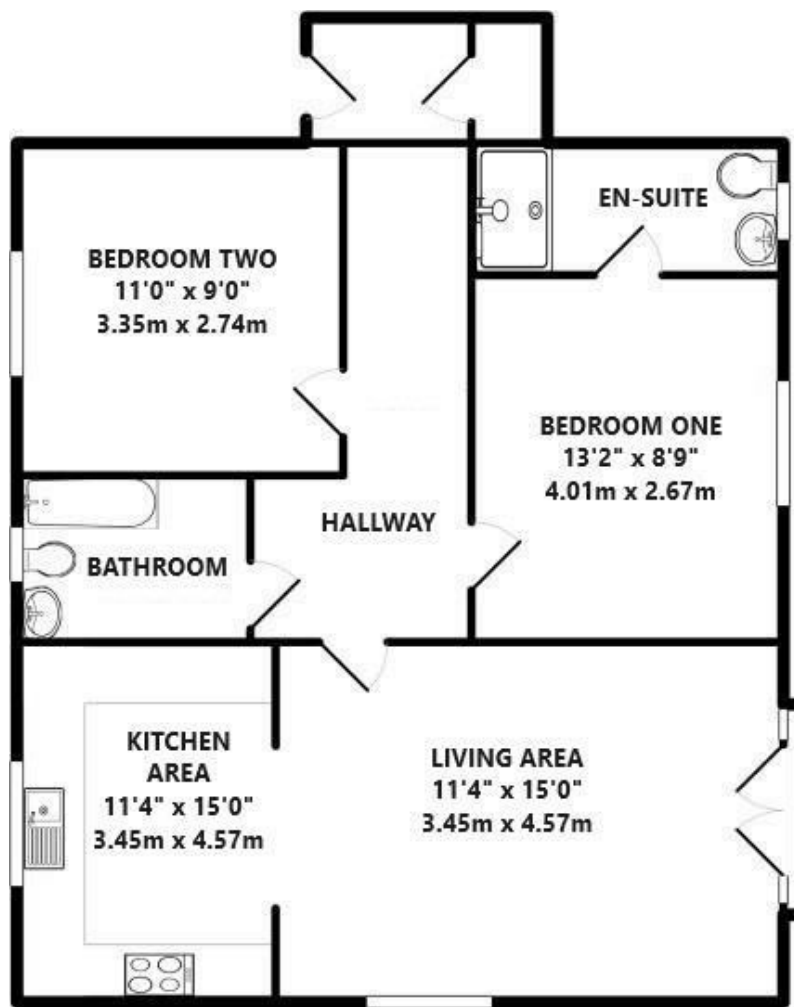
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





Not to scale - for identification purposes only

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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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