



129 Stud Road, Barleythorpe, Rutland, LE15 7WA
£155,000



Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

129 Stud Road, Barleythorpe, Rutland, LE15 7WA

Tenure: Leasehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

**** Ideal opportunity for first-time buyers / investors ****

Self-contained, contemporary, top-floor apartment, built by Allison Homes on the popular Farriers Reach development located on the edge of Oakham, within walking distance of railway station, Oakham town centre and local schooling.

The apartment is situated in a prime position within the block offering a lovely view from its double doors and Juliet Balcony through mature trees to a well-maintained, attractive green space beyond.

The property offers energy-efficient accommodation with gas central heating system and high-performance glazing and includes an allocated parking space.

The interior comprises a lobby, contemporary open-plan Living, Kitchen and Dining area, Inner Hall, two Bedrooms (a double and a single) and modern Bathroom.

Tenure: Leasehold

Lease Term: 999 Years (from 01.01.22). Years Remaining 993

Annual Service Charge: £1,153.21

Annual Estate Charge: £178.57

Ground Rent: N/A. Peppercorn

ACCOMMODATION

Communal Entrance Hall

TOP FLOOR

No. 129 Stud Road, Barleythorpe

Entrance Lobby

Open-plan Living, Kitchen & Dining Area 6.38m x 4.19m overall (20'11" x 13'9" overall)

Stylishly fitted with excellent range of contemporary units featuring work surfaces with matching upstand, inset sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards (one of them housing gas-fired VAILLANT central heating boiler).

Integrated appliances comprise BOSCH dishwasher, BOSCH electric oven, gas hob with splashback and stainless steel extractor fan above.

There is undercounter space and plumbing for washing machine and space for upright fridge-freezer.

Two radiators, recessed ceiling spotlights, French doors leading to Juliet balcony.

Inner Hall

Leading to:

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

Radiator, window.

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

Radiator, window.

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

Cotemporary three-piece suite comprising low-level WC, rectangular pedestal hand basin with mixer tap and panelled bath with shower above and glass screen.

Fully tiled splashbacks, chrome heated towel rail, built-in airing cupboard, recessed ceiling spotlights.

OUTSIDE

Allocated Parking Space

Bicycle Store



SERVICES

Mains electricity

Mains water supply

129 Stud Road, Barleythorpe, Rutland, LE15 7WA

Tenure: Leasehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three, Vodafone - voice and data limited.
Outdoor: EE, O2, Three, Vodafone - voice and data likely.
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.

TENURE

Leasehold

AGENT'S NOTE

The property is currently tenanted but will be vacated in mid-May.

OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at

the latter location there is a good train service to London, King's Cross.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

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

129 Stud Road, Barleythorpe, Rutland, LE15 7WA
Tenure: Leasehold
Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

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.









Chartered Surveyors & Estate Agents

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		

England & Wales

EU Directive
2002/91/EC



Dimensions

Kitchen/Living/ Dining Area	6.38m x 4.19m	20'11" x 13'9"
Bedroom 1	3.65m x 2.73m	12'0" x 8'11"
Bedroom 2	2.71m x 2.56m	8'11" x 8'5"
Bathroom	2.56m x 2.02m	8'5" x 6'8"

Appliance positions may vary depending on plot

