



9 Livery House, Barleythorpe, Oakham, LE15 7TN





Key Features

- Second Floor Apartment
- Two Generous Bedrooms
- Modern Fitted Kitchen
- Presented To A High Standard
- Allocated Parking Space
- Popular Area Close To Local Amenities
- Ideal First Time Purchase
- Leasehold

Offers In Excess Of £150,000





Situated in the sought-after location of Barleythorpe, within short walking distance of the bustling town centre and the train station is this modern and very well-presented second-floor apartment, boasting an open plan living area, separate kitchen, two double bedrooms with built-in wardrobes and a three-piece bathroom. This well-designed and spacious apartment has one allocated parking space and access to a communal garden.

As you enter the Livery House apartments the well-kept communal entrance hall leads to the stairs that flow to the second-floor landing which then leads to the private entrance door. The block is accessed via a key fob entry system or intercom directly to the apartment. As you enter the apartment, the entrance porch offers a great space for shoes and coats and leads into the main hallway. From the main hallway, you have access to the lounge/diner, bathroom, and both bedrooms. The open-plan lounge/diner features a Juliet balcony that overlooks the front aspect and flows through to the modern fitted kitchen that features floor-to-ceiling units and integrated appliances. There are two spacious double bedrooms, both of which enjoy fitted wardrobes and ample natural light. The three-piece bathroom completes this lovely apartment.

Externally you will find one allocated off-road parking space, a shared communal garden. The apartment will make a great first home, investment opportunity, or lock-up and leave and internal viewings are strongly recommended.

Room Measurements

Entrance Porch 1.82m x 1.9m (6'0" x 6'2")

Main Hallway 1.15m x 5.18m (3'10" x 17'0")

Lounge/Diner 3.15m x 3.96m (10'4" x 13'0")

Kitchen 1.88m x 2.16m (6'2" x 7'1")

Bedroom One 2.97m x 3.57m (9'8" x 11'8")

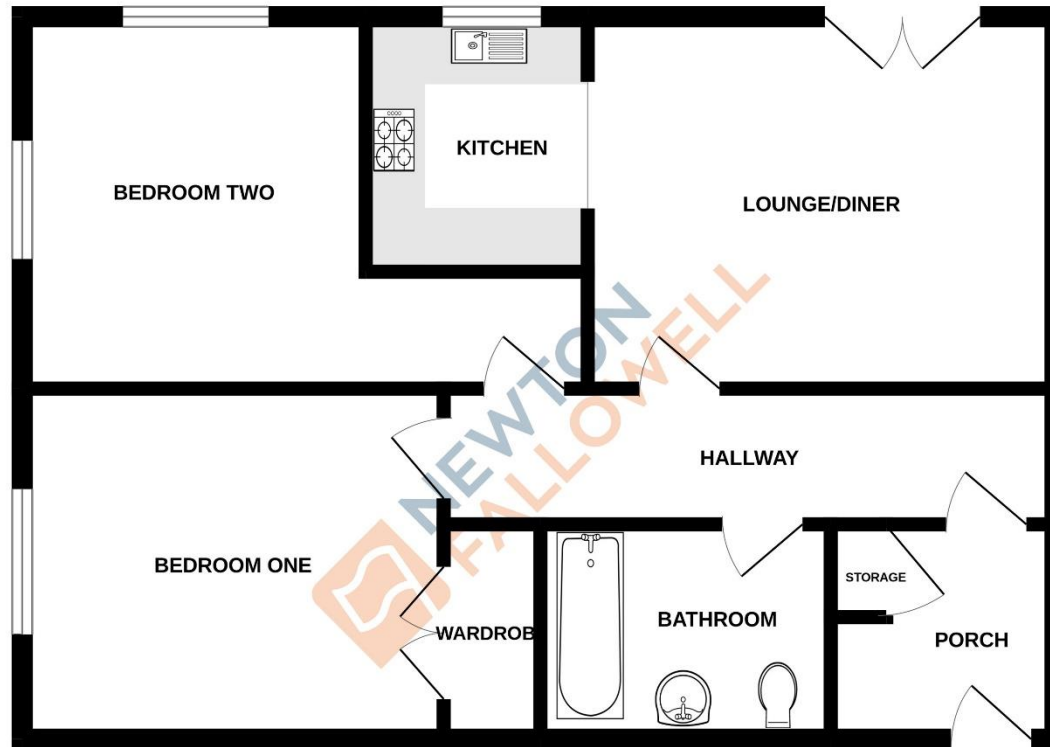
Bedroom Two 3.15m x 4.79m (10'4" x 15'8")

Bathroom 1.82m x 2.46m (6'0" x 8'1")

Leasehold Information

The property benefits from a 125 year lease granted in 2014 with approximately 114 years remaining. We are advised that the owner pays a ground rent charge of £225.32 yearly and a service charge of £1126.20 per year which is payable to Chelton Brown. The property is also liable to pay an Estate Charge of £178.57 per year. Contact Newton Fallowell for further information.

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



LIVERY HOUSE, BARLEYTHORPE

TOTAL FLOOR AREA : 576 sq.ft. (53.5 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 as to their operability or efficiency can be given.
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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.

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