

12 Haydock Avenue, Barleythorpe, Rutland, LE15 7JA
Guide Price £150,000

MURRAY
Chartered Surveyors & Estate Agents

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12 Haydock Avenue, Barleythorpe, Rutland, LE15 7JA
Tenure: Leasehold
Council Tax Band: B (Rutland)

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DESCRIPTION
A modern first floor two bedroom apartment with an allocated parking space set on a popular new development within walking distance of Oakham town centre.

The accommodation benefits from gas central heating and UPVC double glazing and briefly comprises: Entrance Hall, open-plan Living Room and Kitchen Area, Master Bedroom with en-suite Shower Room, further double Bedroom and Bathroom.

Tenure: Leasehold
Managing Agent: Warwick Estates
Lease: 89 years of 99 year lease remaining
Lease commenced on 1 July 2016
Ground Rent: £250.00 per annum (2022) payable annually (July)
Service charge: £2,372.00 per annum (31/08/2026-31/07/2027).

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall
With stairs to upper floors.

FIRST FLOOR

Communal Landing

Entrance Hall
Entrance door, built-in store cupboard, radiator, wood effect flooring.

Open-plan Living Room & Kitchen:

Living Room 3.45m x 4.57m (11'4" x 15'0")
Radiator, window to side elevation, French doors opening to Juliet balcony with glass balustrade.

Kitchen 1.98m x 3.45m (6'6" x 11'4")
Range of contemporary fitted units incorporating granite effect work surfaces with matching upstand, inset single drainer stainless steel sink unit, base cupboard and drawer units and matching eye level wall cupboards. Built-in appliances comprise fridge/freezer, electric oven and gas hob with stainless steel splashback and cooker hood above.

Plumbing for washing machine, wall mounted gas central heating boiler, window to rear elevation.

Off Hall:

Bedroom One 2.69m x 4.01m (8'10" x 13'2")
Radiator, window to front elevation.

En-suite Shower Room 2.49m x 1.17m (8'2" x 3'10")
Contemporary white suite comprising low level WC, pedestal hand basin and double shower cubicle with fully tiled splash-backs and mixer shower above.

Radiator, wood effect flooring, extractor fan, window to front elevation.

Bedroom Two 2.77m x 3.38m (9'1" x 11'1")
Radiator, window to rear elevation.

Bathroom 1.70m x 1.83m (5'7" x 6'0")
Contemporary white suite comprising low level WC, pedestal hand basin and panelled bath with mixer shower and fitted shower screen; tiled splash-backs,.

Radiator, wood effect flooring, shaver point, extractor fan, window to rear.

OUTSIDE
The property includes an allocated parking space.

SERVICES
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 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

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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 - 4.00
Bank Holidays 10.00 - 2.00

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.









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