



## 115 Stud Road, Barleythorpe

Ground Floor Apartment:      Bedrooms: 2 | Bathrooms: 1

A well-presented two-bedroom apartment located within a modern development in Barleythorpe, offering spacious open-plan living, contemporary accommodation and allocated parking, all within easy reach of Oakham town centre and Rutland Water.

- One of the development's largest two-bedroom apartments
- Spacious open-plan living, dining and kitchen area
- Generous principal bedroom
- Sought-after Barleythorpe location close to Oakham town centre
- Enhanced specification with upgraded kitchen, carpets and blinds
- French doors providing excellent natural light
- Allocated parking space
- Excellent first-home, downsizing or investment opportunity





**Property Type:** Flat

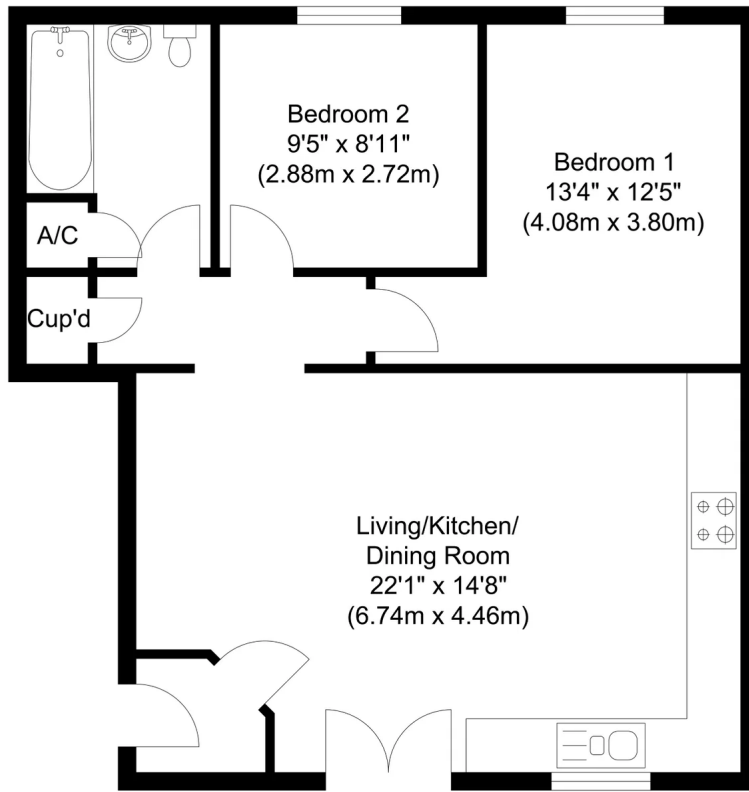
**Bedrooms:** 2 | **Bathrooms:** 1

Situated within the popular and well-established village of Barleythorpe, just a short distance from Oakham town centre, this modern two-bedroom apartment offers well-presented accommodation ideal for first-time buyers, investors, or those seeking a low-maintenance home. One of the larger two-bedroom apartments within the development, the property benefits from generous proportions throughout, creating a comfortable and practical living environment.

The apartment is located within a contemporary purpose-built development and benefits from a secure communal entrance and allocated parking. Internally, the property is bright and spacious throughout, centred around an impressive open-plan living kitchen featuring an upgraded kitchen with a range of fitted units, integrated appliances and white goods, ample dining space and French doors allowing plenty of natural light. The apartment has also benefited from upgraded carpets and upgraded blinds throughout, enhancing the overall finish and presentation.

There are two bedrooms, including a generous principal bedroom, together with a modern family bathroom fitted with a contemporary white suite and shower over the bath.

Barleythorpe is a highly regarded residential area on the outskirts of Oakham, offering convenient access to the town centre, renowned schooling, supermarkets and leisure facilities. Oakham itself is Rutland's county town and provides a wide range of independent shops, restaurants and cafés, together with a railway station offering services to Leicester, Peterborough and beyond. The area is also well placed for commuters, with easy access to the A1 and the surrounding market towns, whilst nearby Rutland Water offers a wealth of outdoor and leisure pursuits.



Ground Floor Flat  
 Approximate Floor Area  
 657.00 sq. ft  
 (61.00 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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