



82 Stud Road, Barleythorpe, Oakham, LE15 7GD

 **NEWTON FALLOWELL**



Key Features

- Well-Presented First-Floor Apartment
- Two Well-Proportioned Bedrooms
- Bright Open-Plan Kitchen / Living / Dining Space
- Modern Shower Room
- Ideal First Home Or Investment Opportunity
- Low-Maintenance & Practical Layout
- One Allocated Parking Space
- Convenient Access To Schools, Amenities & Transport Links
- EPC Rating B
- Leasehold

£150,000





Situated within the popular Barleythorpe development on the outskirts of Oakham, this well-presented two-bedroom first-floor apartment offers an excellent opportunity for first-time buyers, downsizers or investors seeking a conveniently positioned and low-maintenance home. Combining a practical layout with bright, modern living space, the property provides immediate move-in appeal within a well-regarded residential setting.

The accommodation is centred around an open-plan kitchen, dining and living area, designed to maximise both space and natural light. This versatile environment comfortably accommodates day-to-day living as well as entertaining, with the kitchen arranged to provide functional preparation space while remaining visually connected to the principal reception area. The overall design supports a contemporary lifestyle while maintaining clear definition between living zones.

The apartment offers two well-proportioned bedrooms, each providing flexibility for sleeping accommodation, guest use or home-working requirements. These are served by a modern shower room, fitted with a clean, neutral suite and designed for both comfort and practicality. Additional storage further enhances the functionality of the home.

Barleythorpe remains a highly popular location, particularly appealing for its accessibility to Oakham town centre, nearby schooling, local amenities and commuter routes. The setting offers a balance of residential calm and everyday convenience, reinforcing the property's suitability for a wide range of purchasers.

Hallway 1.65m x 1.55m (5'5" x 5'1")

Kitchen/Dining/Living Room 6.35m x 4.22m (20'10" x 13'10")

Inner hallway 3.63m x 1.09m (11'11" x 3'7")

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

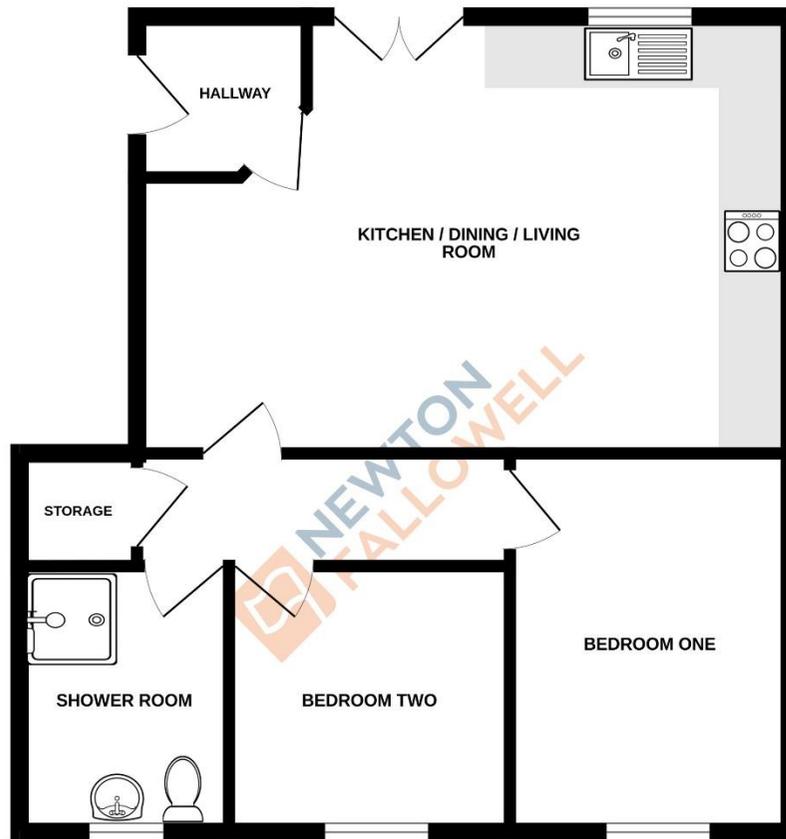
Bedroom Two 2.73m x 2.57m (9'0" x 8'5")

Shower Room 2.57m x 2.04m (8'5" x 6'8")

Leasehold Information

The property benefits from a 999 year lease granted in 2022 with approximately 995 remaining. We are advised that the owner pays a service charge of £845 per annum. The property is also liable to pay an Estate Charge of £178.57 per year. Contact Newton Fallowell for further information.

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



STUD ROAD, BARLEYTHORPE, OAKHAM, LE15 7GD

TOTAL FLOOR AREA : 584 sq.ft. (54.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Ruland 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 £62 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.