



16 The Park Ranksborough Hall, Langham
£230,000

 **NEWTON FALLOWELL**

16 The Park Ranksborough Hall

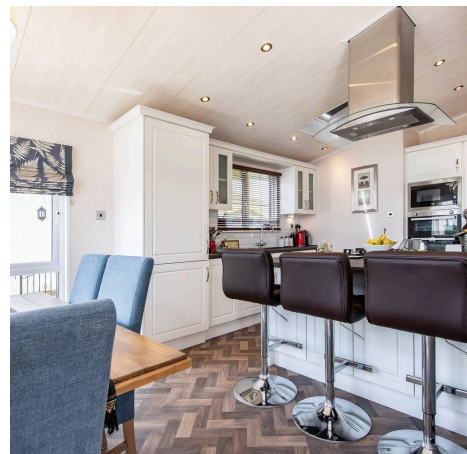
Langham, Oakham

A fantastic opportunity to purchase an over 50's retirement park home, situated in the popular and sought-after village of Langham. Royale Ranksborough Hall is a stunning development surrounded by glorious countryside with country walks leading directly from the front door. With only a short drive to Oakham's picturesque market town centre. This immaculate home is being sold with NO ONWARD CHAIN! Benefitting from an open plan living room/kitchen/diner, two bedrooms with the master boasting an en-suite shower with a walk-in wardrobe and dressing room, utility room, and a family bathroom.

Entering via the front door leads into the entrance hall that provides access to accommodation on offer.

The open plan lounge/kitchen/diner boasts double bi-fold doors that open up onto the veranda, an island with an inset gas hob & breakfast bar, an integrated wine cooler, and a vaulted roof with inset ceiling spotlights. From the main hallway, you access the utility room that features an inset stainless-steel sink and drainer. Both the bedrooms sit to the rear of the property with bedroom one offering a large dressing area, a walk-in wardrobe, and a useful en-suite bathroom. Completing the accommodation is the family bathroom that features a modern three-piece suite.

Externally the property offers off-road parking via the block paved driveway and a large, decked veranda to the rear that would be ideal for entertaining.





Entrance Hall

10' 0" x 12' 9" (3.06m x 3.88m)

Lounge/Kitchen/Diner

19' 9" x 18' 8" (6.03m x 5.69m)

Utility Room

9' 9" x 6' 2" (2.97m x 1.87m)

Family Bathroom

4' 10" x 6' 9" (1.47m x 2.05m)

Bedroom One

9' 9" x 12' 0" (2.97m x 3.66m)

Dressing Room

6' 7" x 9' 9" (2.01m x 2.97m)

Walk In Wardrobe

6' 1" x 5' 7" (1.85m x 1.71m)

En-Suite

6' 1" x 5' 7" (1.85m x 1.71m)

Bedroom Two

8' 0" x 8' 4" (2.43m x 2.53m)

Leasehold Information

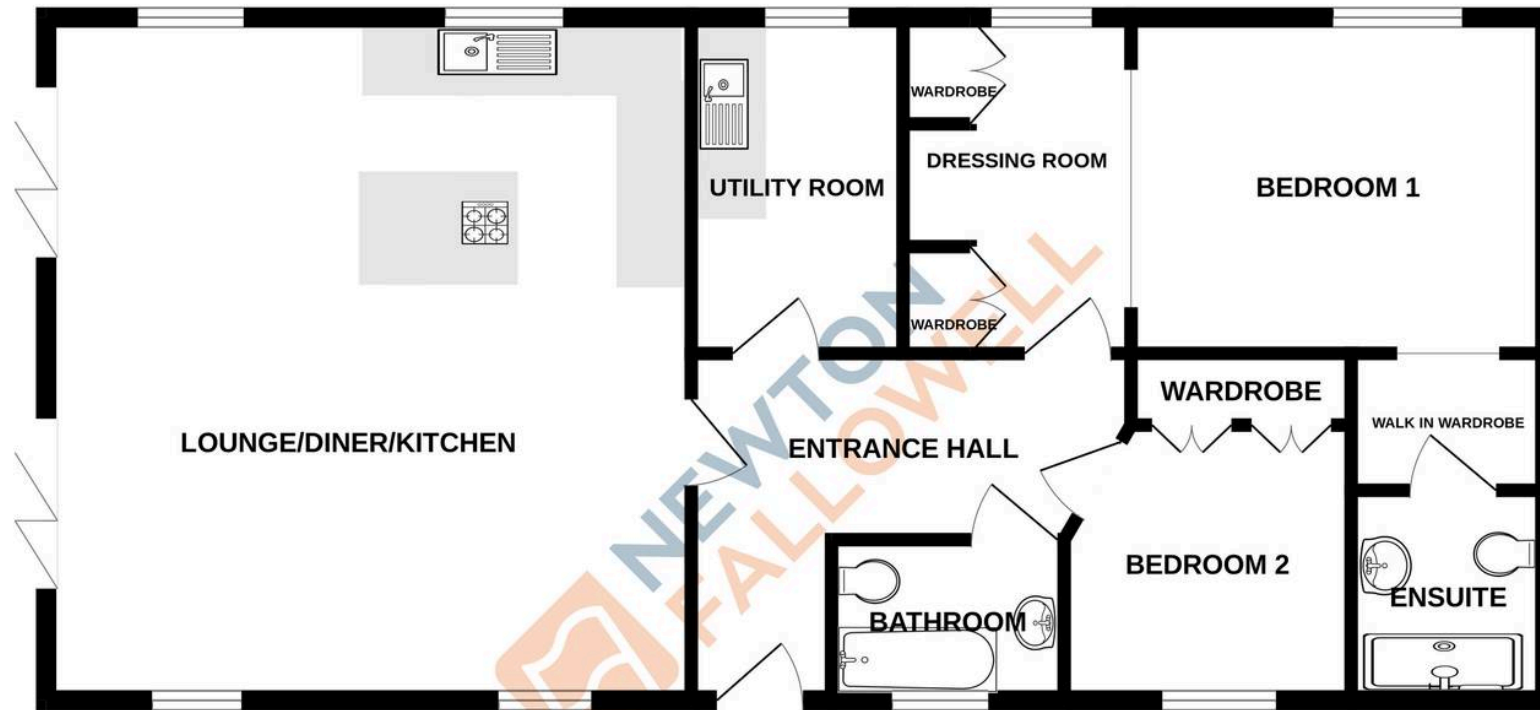
We have been advised by the owners that there is a ground rent charge of £228 per month. There is an in-perpetuity lease on the plot which means that there is no set lease period. The lease is in place for as long as the estate charge is paid.

Council Tax band: A

Tenure: Leasehold



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



THE PARK, RANKSBOROUGH HALL, LANGHAM LE157EL

TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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Newton Fallowell - Oakham

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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.