



45 The Sidings, Oakham, LE15 6RN

 **NEWTON FALLOWELL**



## Key Features

- Modern Second Floor Apartment
- Two Bedrooms With Spacious Living Accommodation
- Modern Kitchen With Integrated Appliances
- Spacious Lounge/Diner
- Allocated Car Parking Space
- Popular Location
- Ideal First Time Purchase
- Easy Access To The Town Centre
- EPC Rating C
- Leasehold

Offers in Excess of: £100,000





Occupying a desirable position within The Sidings, this well-presented two-bedroom second-floor apartment offers a superb opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home within easy reach of Oakham's town centre, train station, and local amenities.

The accommodation is thoughtfully arranged to maximise space and natural light throughout. From the welcoming entrance hall, you are led through to a bright and airy living room, providing generous space for both seating and dining areas. The modern fitted kitchen is positioned separately, equipped with ample storage and workspace, creating a practical and functional layout ideal for contemporary living.



There are two comfortable bedrooms, including a well-proportioned main bedroom, and a modern bathroom fitted with a three-piece suite. A useful hallway storage cupboard provides additional practicality, ensuring the home remains tidy and efficient.

Externally, the apartment benefits from allocated parking, with further visitor spaces available, and well-maintained communal grounds.

Perfectly situated for convenient access to Oakham's transport links, shops, cafes, and schools, this property combines modern comfort and accessibility, making it an attractive option for a range of buyers.



Entrance Hall 1.22m x 1.17m (4'0" x 3'10")

Hallway 3.27m x 2.04m (10'8" x 6'8")

Kitchen 2.85m x 2.6m (9'5" x 8'6")

Living Room 4.57m x 4.1m (15'0" x 13'6")

Bedroom One 3.99m x 2.68m (13'1" x 8'10")

Bedroom Two 2.9m x 2.3m (9'6" x 7'6")

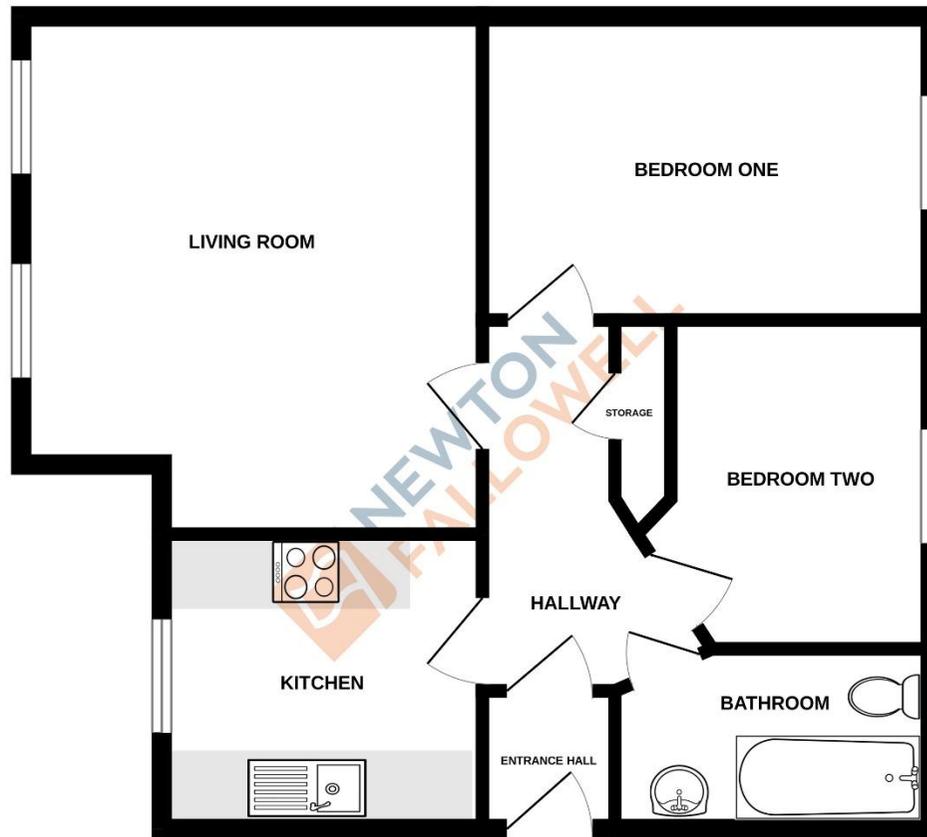
Bathroom 2.71m x 1.59m (8'11" x 5'2")

#### Leasehold Information

The property benefits from a 150 year lease granted in 2006 with approximately 130 years remaining. We are advised that the owner pays a ground rent charge of £167.82 yearly and a service charge of £1567.28 per year which is payable to Encore Estate Management. Contact Newton Fallowell for further information.

#### [Room Measurements](#)

GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



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TOTAL FLOOR AREA : 581 sq.ft. (54.0 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		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 £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.

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