



125 Stud Road, Barleythorpe
£150,000

 **NEWTON FALLOWELL**

125 Stud Road

Barleythorpe, Oakham

999 YEAR LEASE WITH PEPPERORN GROUND RENT

Offered to the market with NO ONWARD CHAIN, this modern first floor apartment presents an excellent opportunity for first time buyers or investors seeking a well-appointed, modern home situated in the popular area of Barleythorpe.

Entering the development via the secure intercom system, you are welcomed into a well-maintained communal hallway with stairs rising to the first-floor apartment. Upon entering, a spacious entrance hall provides practical storage space for coats and shoes. The heart of the home is the bright and airy open-plan living, dining and kitchen area, enhanced by Juliet balcony doors that allow plenty of natural light. A handy storage cupboard adds further convenience. The well-appointed kitchen features an excellent range of fitted units and includes an integrated washing machine, built-in electric oven, gas hob, and a freestanding fridge/freezer. An inner hallway leads to two generously sized double bedrooms and a contemporary three-piece bathroom, complete with a shower over the bath. Completing this attractive and spacious apartment is the added benefit of one allocated parking space.



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Room Measurements

Kitchen/ Living/ Dining Room 20' 11" x 13' 9" (6.38m x 4.19m)

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

Bedroom Two 8' 11" x 8' 5" (2.72m x 2.57m)

Bathroom 8' 5" x 6' 8" (2.57m x 2.03m)

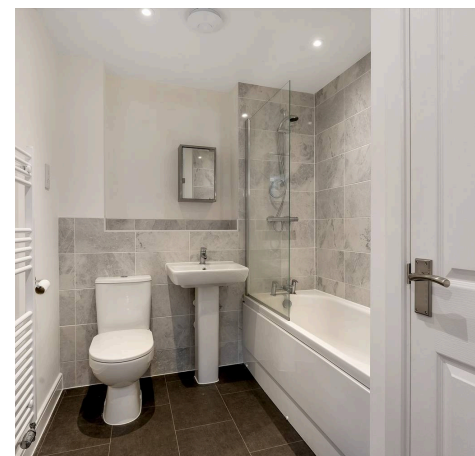
Leasehold Information

This leasehold property benefits from a 999 year lease granted in 2022. We are advised that the owner pays a service charge of £799.60 yearly and peppercorn ground rent. The property is also liable to pay an Estate Charge of £178.57 per year.

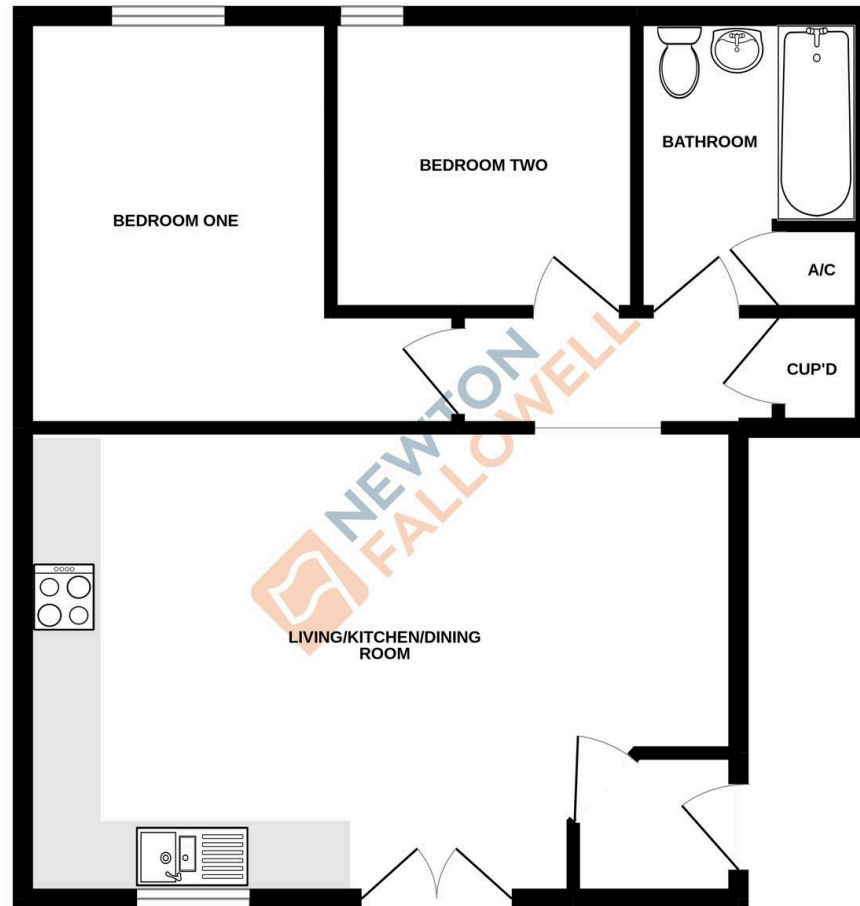
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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.