



Haydock Avenue, Barleythorpe  
Offers Over: £150,000

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This deceptively sized and beautifully presented two-bedroom, second-floor apartment is pleasantly positioned and located in Barleythorpe, a popular development within proximity to the picturesque market town of Oakham. Designed with space and modern living in mind, the property offers a substantially sized open plan kitchen/dining and living area with a Juliet balcony to the living area, en-suite to the principal bedroom, one further spacious bedroom, and a three-piece bathroom. An ideal purchase for first-time buyers, professionals, investors, or those looking for accommodation over one level. There is also a telecom secure entrance system and allocated parking for one car, plus first come first served visitor parking.

All Mains Connected:

TENURE: Leasehold: Service charge: £1,737.00 pa, Ground rent: £370.00pa

MANAGEMENT FEE: £150.00pa (Subject to change)

COUNCIL TAX: B

EPC: B







# Haydock Avenue, Barleythorpe

## Ground Floor



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



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Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minute's drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements