



**Stud Road, Barleythorpe**  
Oakham, Rutland, LE15 7GD

**NEWTON**FALLOWELL 



**Stud Road, Barleythorpe**  
**Oakham, Rutland, LE15 7GD**  
**Offers In Excess Of**  
**£153,000 Leasehold**

**\*\*GROUND FLOOR APARTMENT\*\***

Situated in the heart of Barleythorpe which is only a short drive from Oakham's popular & picturesque market town centre, local schools and train station is this spacious and extremely well-kept ground floor apartment. A fantastic purchase for either a first-time buyer, investor or an alternative to a bungalow, the apartment offers an open plan living/ dining kitchen, two double bedrooms and a three-piece bathroom. With the current market conditions still remaining buoyant and having sold similar properties within a quick time scale we do not anticipate this apartment being on the market for long, so an internal viewing is essential at the earliest opportunity.

The block is accessed via an entry door system or intercom directly in the apartment. The well kept communal entrance hall provides access to the apartment. The inner entrance porch area leads you straight into the light and airy spacious living/ dining/ kitchen area. Providing ample room for a sofa and table and chairs, this is a fantastic area for socializing. The kitchen has a range of floor to wall base units, built-in fridge freezer, dishwasher and induction hob, as well as a good-sized storage cupboard. Both the double bedrooms sit to the back of the apartment as well as a three-piece bathroom. You will also find a further storage cupboard, situated off the inner hallway.

Externally the property is being sold with one allocated parking space.





### Entrance Porch

4'8 x 4'7 (1.42m x 1.40m)

### Kitchen/ Diner/ Living Room

15'10 x 13'5 (4.83m x 4.09m)

### Inner Hallway

17'0 x 3'6 (5.18m x 1.07m)

### Master Bedroom

12'1 x 8'11 (3.68m x 2.72m)

### Bedroom Two

12'11 x 8'3 (3.94m x 2.51m)

### Bathroom

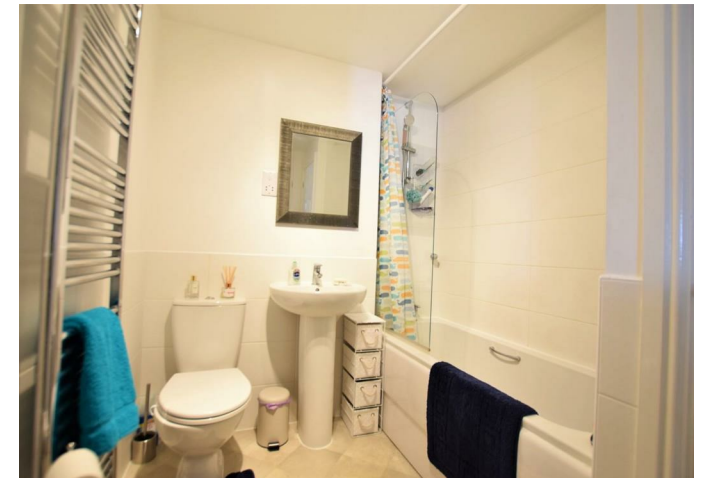
8'4 x 6'6 (2.54m x 1.98m)

### Outside

Externally the property comes with one allocated parking space.

### Leasehold Information

The current owners have advised that 125 years was granted originally and there is 122 years remaining currently. We are advised that the owner pays a ground rent charge of £125 yearly and a management charge of approx £500 per half-year. A further estate charge is also payable to live within Oakham Heights which is £195 year at the moment. Contact Newton Fallowell for further information.



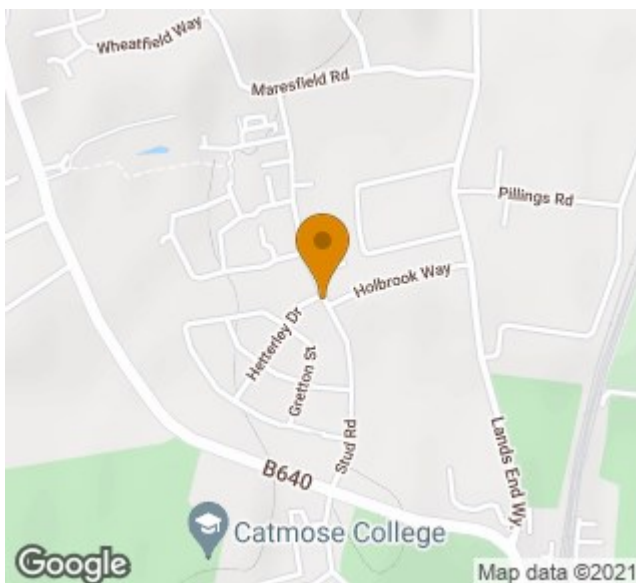
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(81 plus) A			(81 plus) A		
(61-80) B			(61-80) B		
(41-60) C			(41-60) C		
(21-40) D			(21-40) D		
(11-20) E			(11-20) E		
(1-10) F			(1-10) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

#### AGENTS NOTE – DRAFT PARTICULARS:

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, 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 £300 if you use their services.

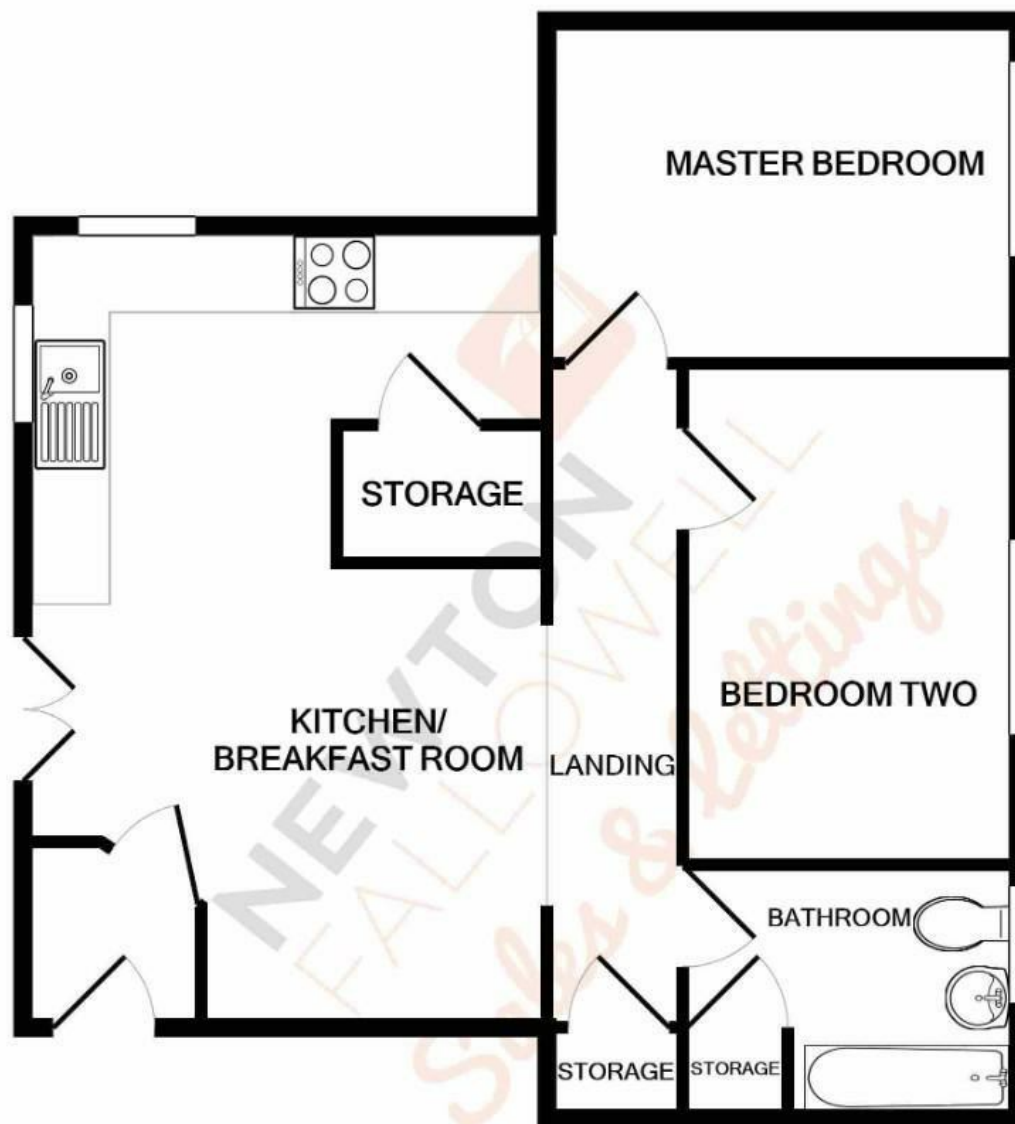


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TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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