



 SPREY
PROPERTY

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Livery House, Barleythorpe
Asking Price Of £145,000



This beautifully presented first floor apartment offers modern, comfortable living with easy access to Oakham town centre and the train station. The spacious open-plan layout features a bright living and dining area, enhanced by a Juliet balcony that fills the room with natural light, and a contemporary fitted kitchen ideal for both everyday living and entertaining.

There are two generously sized double bedrooms, both with built-in wardrobes for ample storage, and a modern bathroom complete with a full-size bath and shower over. The property also benefits from an allocated parking space and intercom entrance system for secure access.

Perfectly positioned for local amenities and transport links, this apartment combines style, convenience, and practicality in a highly sought-after location.

TENURE: Leasehold (Start date June 2014 125 Year) This apartment is subject to management charges please ask the agent for more details

All Mains Connected

EPC: B

COUNCIL TAX: B

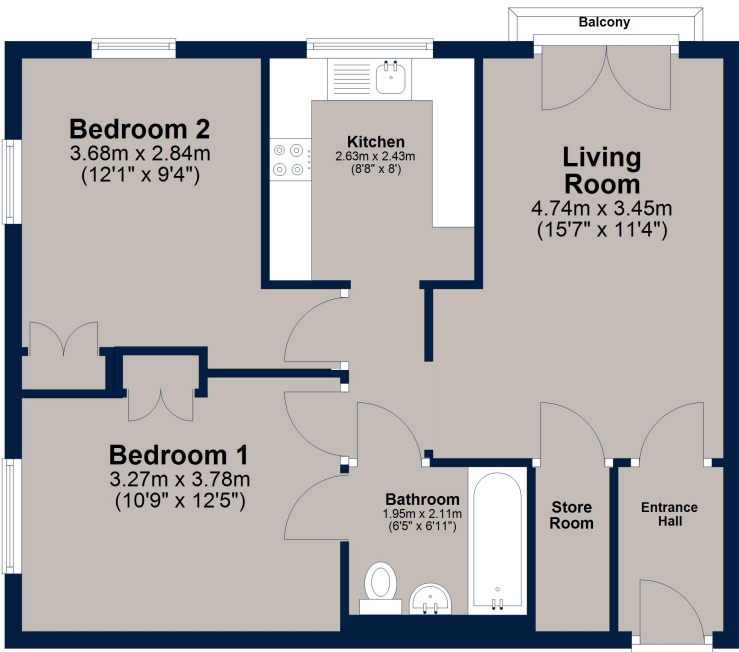




Livery House, Barleythorpe

Ground Floor

Approx. 56.4 sq. metres (607.3 sq. feet)



Total area: approx. 56.4 sq. metres (607.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
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 minutes drive away and offers everything from recreational sports to bird watching and even a leisurely family day out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

