



Offers Over £130,000 | Leasehold

Livery House Stud Road, Barlethorpe LE15 7TN





## Key Features & Description

- Modern first floor apartment
- Sought-after location
- Two bedrooms
- Allocated parking
- Gas fired central heating
- Sold with No forwards Chain
- EPC Rating B | Council Tax Band B
- Service Charge £907.29 PA | Ground rent £225.32 PA

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.

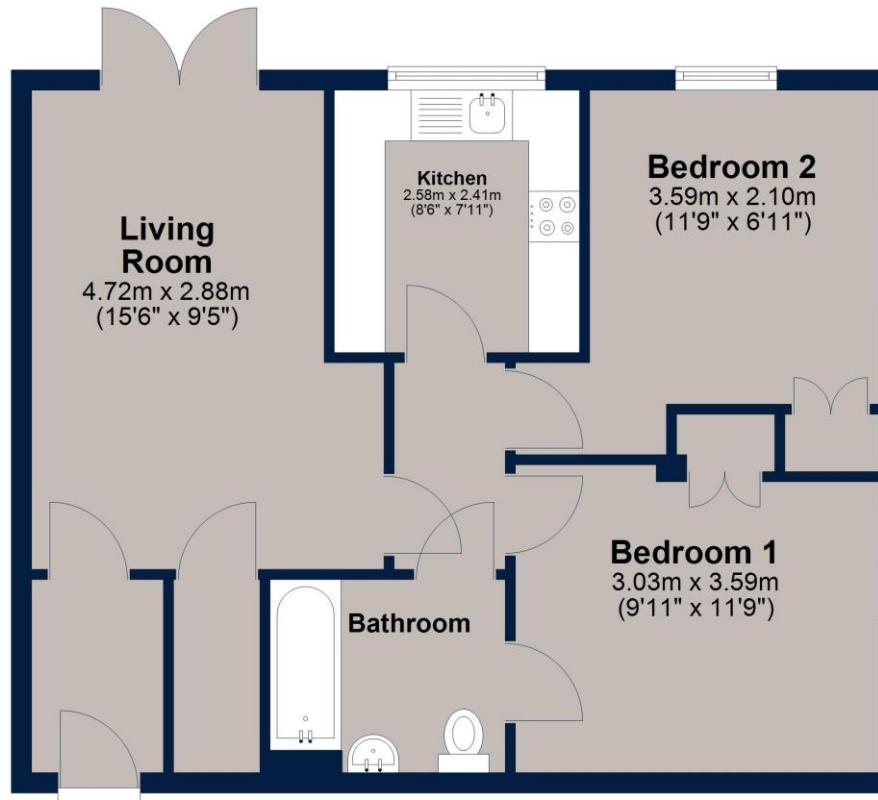
Perfectly positioned for local amenities and transport links, this apartment combines style, convenience, and practicality in a highly sought-after location.





## Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 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.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.