



Guide Price £155,000 | Leasehold

Stud Road, Barleythorpe LE15 7WA





Key Features & Description

- Two Bedroom Apartment
- Ground Floor
- Open Plan Living / Kitchen
- Gas Central Heating
- Remaining NHBC
- Allocated Parking
- EPC Rating B | Council Tax Band B
- Service Charge £800.00 PA | Ground rent £1.00 PA | 995 years

This well-presented modern ground floor apartment is located in the popular area of Barleythorpe, offering easy access to Oakham town centre and the train station.

The accommodation features a bright open plan living, kitchen and dining area with a Juliette balcony, ideal for modern living and allowing plenty of natural light. There is a generous double bedroom alongside a well-proportioned second bedroom, making the property suitable for professionals, couples, or small families.

The apartment is completed by a contemporary bathroom fitted with a shower over the bath. Further benefits include allocated parking and the remaining NHBC warranty, providing added peace of mind.

AGENT NOTE

Residents Management Company - The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the is payable per annum and is reviewable on an annual basis. Contact Osprey Property for further information.



Ground Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



Total area: approx. 51.3 sq. metres (552.0 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.