



Offers Over £145,000 | Leasehold

Stud Road, Barleythorpe LE15 7WA





## Key Features & Description

- Guide Price - £145,000- £155,000
- 994 year lease with Peppercorn Ground Rent
- Two Bedroom Apartment
- Ground Floor
- Open Plan Living / Kitchen
- Gas Central Heating
- Remaining NHBC
- Allocated Parking
- EPC Rating B | Council Tax Band B

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.





## 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

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