



Asking Price £145,000 | Leasehold

Stud Road, Barleythorpe, Oakham, LE15 7WA





Key Features & Description

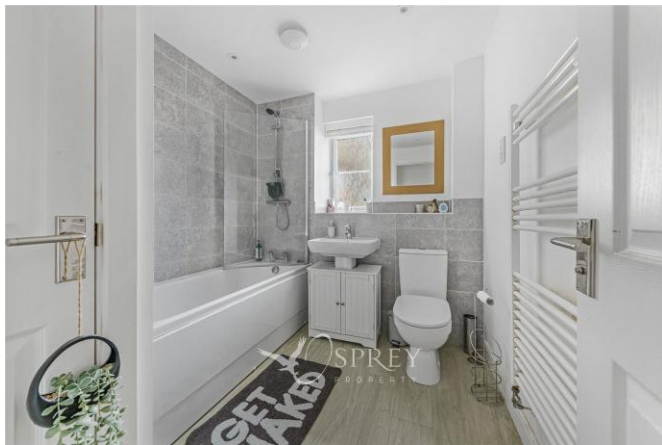
- Modern Apartment
- Ground Floor
- One of only three in the block
- Two Bedrooms
- Open Plan Kitchen living Area
- Allocated Parking
- Available with no forward Chain
- EPC Rating B | Council Tax Band B
- Service Charge £tbc PA | Ground rent £tbc PA | tbc years

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 is on of only three apartments in the block and features a bright open-plan living, kitchen and dining area, 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.

TOWN LIFE 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 days out.

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. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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.



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