



MURRAY

3 Saddler House, Ostlers Drive, Barleythorpe, Rutland, LE15 7GR
25% Shared Ownership £36,250

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

3 Saddler House, Ostlers Drive, Barleythorpe, Rutland, LE15 7GR

Tenure: Leasehold

Council Tax Band: B (Rutland County Council)



DESCRIPTION

A stylishly presented, two-bedroom, first-floor apartment with a private parking space set in a popular residential area on the edge of Oakham, within walking distance of local amenities.

Ideal for first-time buyers, the property is available to purchase at £145,000.00 for 100% or at £36,250.00 for 25% shared ownership.

The accommodation on offer briefly comprises open-plan Living Room & Kitchen/Diner, Inner Hallway, two Bedrooms (a double and a single) and Bathroom.

ACCOMMODATION

GROUND FLOOR

Communal Entrance

With access to upper floors.

FIRST FLOOR

Entrance door to No. 3 Saddler House opens to:

Open-plan Living Room & Kitchen/Diner

comprising:

Living Room 4.20m x 3.54m (13'9" x 11'7")

Radiator, French doors to Juliet balcony to front, opening to Inner Hallway.

Kitchen/Diner 4.20m x 2.80m (13'9" x 9'2")

Excellent range of modern fitted units incorporating work surfaces with tiled splashbacks, inset single

drainer stainless steel sink with mixer tap, base cupboard and drawer units, eye-level wall cupboards with ambient lighting beneath and matching pantry cupboard.

Integrated appliances comprising Hotpoint electric oven and electric hob with stainless steel extractor above. 2 undercounter spaces with plumbing for washing machine and dishwasher, space for upright fridge-freezer.

Two built-in storage cupboards, window to front.

Inner Hallway

Radiator, built-in cupboard.

Bedroom One 3.89m x 2.72m (12'9" x 8'11")

Radiator, window to rear.

Bedroom Two 2.57m x 2.64m (8'5" x 8'8")

Radiator, window to rear.

Bathroom 2.62m x 2.08m (8'7" x 6'10")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above, fully tiled splashbacks, full-height, contemporary heated towel rail, built-in cupboard housing electric boiler and hot water cylinder, shaver point, window to rear.

OUTSIDE

Parking

There is an off-road parking space belonging to the property to the front.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Mains electric heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford. In addition there is a British Rail station at Oakham

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where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15 minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

The area has a good selection of well-regarded independent and state schools.

COUNCIL TAX

Band B

Rutland County Council, Oakham 01572-722577

LEASEHOLD INFORMATION

Term of lease: 125 years from and including 01/01/2018

Years remaining: 117

Current rent: £273.31 pcm (review date - 1st April)

Service Charge: £102.00 pcm (review date 1st April)

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth

Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth

Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

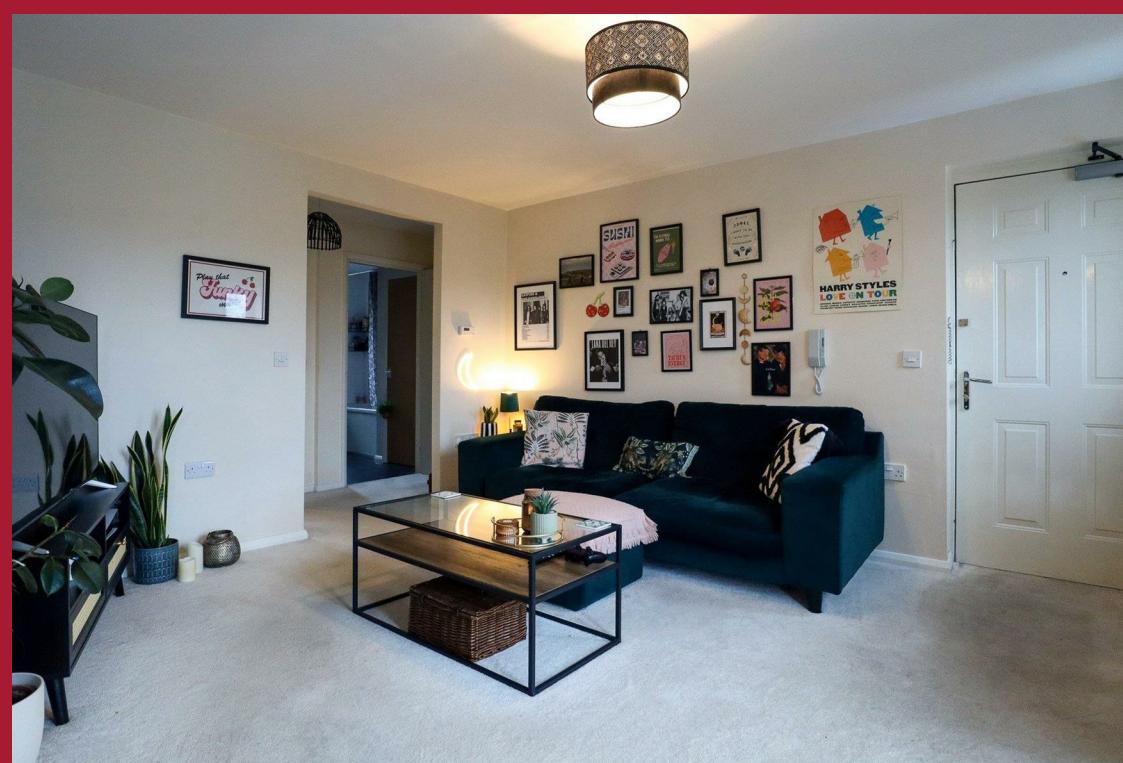
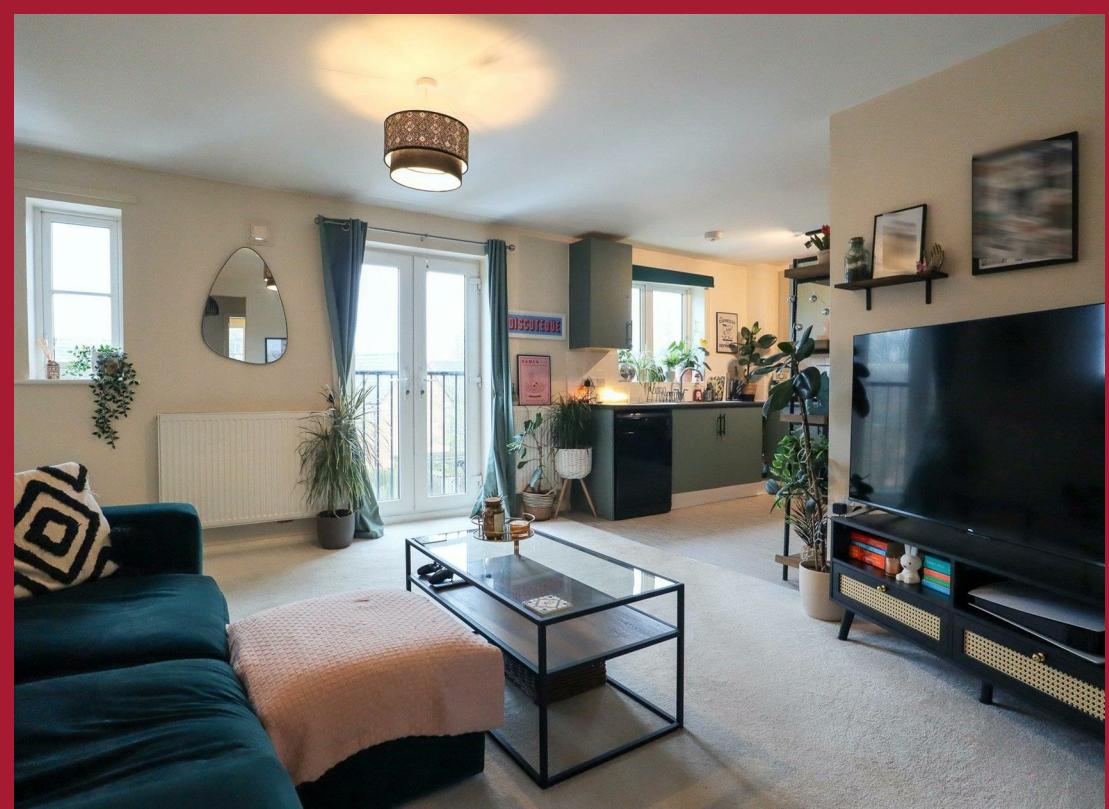
DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith

and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith. 6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

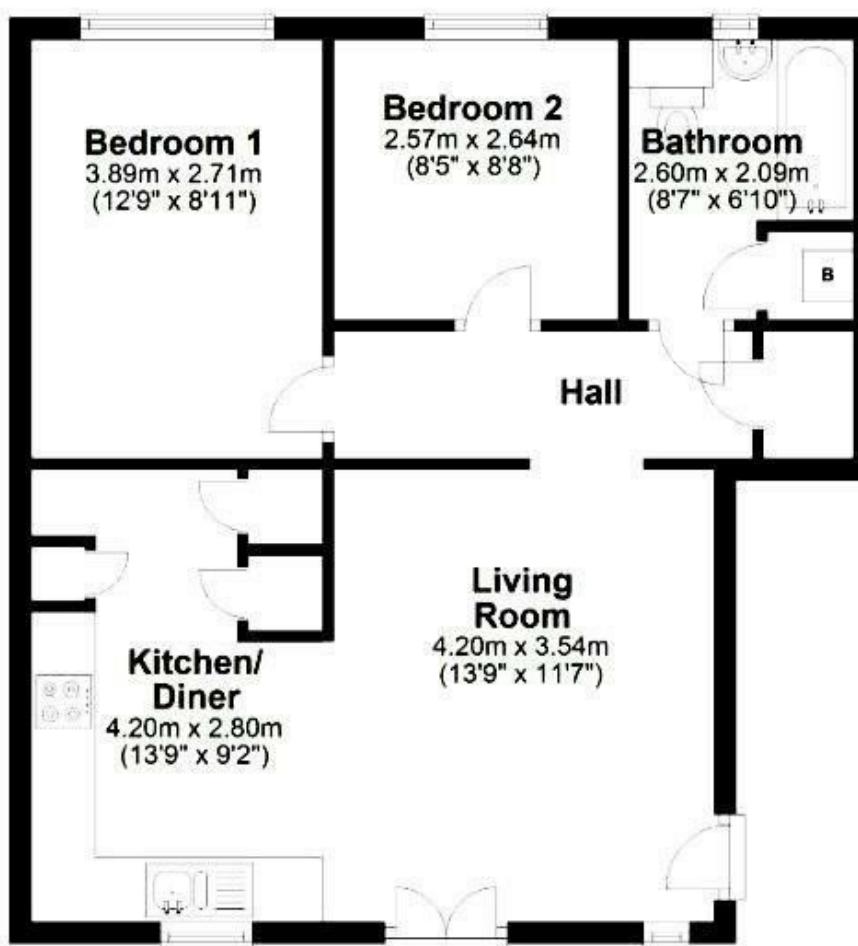
Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







First Floor


Not to scale - for identification purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	