



**11 Lodge Stables Burley Road, Oakham, Rutland, LE15 6DH**  
**Guide Price £159,000**



Chartered Surveyors & Estate Agents

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#### DESCRIPTION

This premium apartment is located "a stone's throw" from the town centre of Oakham. A modern, well appointed apartment located on the first floor, providing two bedroom accommodation in a much sought-after over 55's popular town centre development.

Lodge Stables is an exclusive gated and secure development. This first floor apartment can accessed via a shared staircase or communal lift providing access to the first floor. The property is offered with NO UPWARD CHAIN and this premium apartment is ideal for somebody wanting to be within close proximity to the town centre and its amenities.

The property also benefits from spacious accommodation, sealed-unit double glazing and electric central heating with conventional radiators and offers accommodation which briefly comprises: Entrance Hall, large open plan Lounge / Dining Room, Breakfast Kitchen, two Bedrooms and Shower Room.

Outside, there is an allocated car parking space within the shared courtyard to the front.

#### ACCOMMODATION

##### GROUND FLOOR

###### Communal Entrance Hall

##### FIRST FLOOR

###### **Private Entrance Hall 1.09m x 5.64m (3'7" x 18'6")**

Entrance door, radiator, laminate floor, built-in cupboard housing hot water cylinder and electric boiler.

###### **Open-plan Lounge / Dining Room:**

###### **Lounge Area 4.01m x 5.94m (13'2" x 19'6")**

Feature fireplace with marble surround housing electric fire, two radiators in decorative covers, window to front elevation and double doors giving access to Juliet balcony.

###### **Dining Area 2.46m x 3.56m max (8'1" x 11'8" max)**

Window to rear elevation.

###### **Breakfast Kitchen 2.36m x 5.18m (7'9" x 17'0")**

A range of attractive modern fitted units incorporating timber effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer sink, cream fronted base cupboard and drawer units, matching eye level wall cupboards and display cabinets. Built-in appliances

comprise NEFF ceramic hob with extractor hood above, eye level electric double oven and fridge-freezer. There is undercounter space and plumbing for washing machine and dishwasher.

Radiator, laminate floor, window to rear elevation.

###### **Bedroom One 4.17m x 3.33m (13'8" x 10'11")**

Radiator, French doors opening to Juliet balcony.

###### **Bedroom Two / Dressing Room 2.26m x 3.84m (7'5" x 12'7")**

Fitted wardrobes to one wall, radiator, window to front elevation.

###### **Shower Room 2.31m x 2.59m into shower (7'7" x 8'6" into shower)**

Contemporary white suite of rectangular hand basin with mixer tap set within wall mounted vanity unit, concealed cistern WC and bidet, easy access walk-in bath with shower, tiled walls, upright radiator, laminate floor.

#### OUTSIDE

The property includes an off-road parking space to the front.

# 11 Lodge Stables Burley Road, Oakham, Rutland, LE15 6DH

Tenure: Leasehold

Council Tax Band: D (Rutland County Council)



## SERVICES

Mains electricity

Mains water supply

Mains sewerage

Heating - boiler and radiators, electric

Hot water - electric immersion, standard tariff

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely; Three, O2,

Vodafone - voice and data limited;

Outdoor: EE, Three, O2, Vodafone - voice and data likely.

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.

## TENURE, LEASE, SERVICE CHARGE & GROUND RENT

Tenure: Leasehold

Lease term: 999 years from 01/03/2006

Years of lease remaining: 980

Service Charge: £684.00 per quarter (£2,736.00 per annum) payable to Richardsons of Stamford. Service charge covers all external maintenance to the communal areas, an on-site team from within the site office from 10am - 2pm daily and full building insurance, as well as contributes to a Reserve Fund to help mitigate the costs for large works in the future. Further information is available on request via Murray, the sole selling agents.

Ground Rent: £5.00 paid annually

## OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good

range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

## COUNCIL TAX

Band D

Rutland County Council, Oakham 01572-722577

## 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.

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## 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.







