



Pelham Court, Barleythorpe
Oakham, Rutland, LE15 7GP



Pelham Court, Barleythorpe Oakham, Rutland, LE15 7GP £695 PCM

Set within a private courtyard in the heart of Barleythorpe is this modern and spacious first floor apartment providing light and airy accommodation throughout and offered to let with the ability to move in straight away. Presented in an unfurnished condition this delightful apartment offers two double bedrooms and an open plan living and kitchen area with ample space to enjoy and entertain. The property has also just been fully re-carpeted and re-decorated.

As you approach the apartments, the communal entrance door leads you into the entrance way with stairs leading to the first floor landing. From here you enter the apartment with the private entrance hall leading off into the three piece bathroom to one side and into the living accommodation on the other. The kitchen is mainly fitted with gloss finish wall and base units with built in fridge, single oven and gas hob. The living area has views over the courtyard and offers a lovely living and entertaining space. The two bedrooms are designed as doubles with one benefitting from a fitted wardrobe.

Externally, the property does not have any private garden, but does benefit from communal amenity areas and one allocated parking space. Contact Newton Fallowell, Oakham today to arrange your internal viewing!



Entrance Hall

6'03 x 3'10 (1.91m x 1.17m)

Bathroom

6'06 x 6'04 (1.98m x 1.93m)

Kitchen/Living Room

21'07 x 9'03 (6.58m x 2.82m)

Bedroom One

9'09 x 7'09 (2.97m x 2.36m)

Bedroom Two

9'08 x 7'08 (2.95m x 2.34m)

Outside

The property offers one allocated parking space within the Pelham Court development.


Pets

The Landlord of this property will not consider applicants with pets.

Council Tax

The Property is a Council Tax Band B, payable to Rutland County Council

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(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	



COUNCIL TAX INFORMATION:

Local Authority: Rutland CC
Council Tax Band: B

AGENTS NOTE – DRAFT PARTICULARS:

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ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.

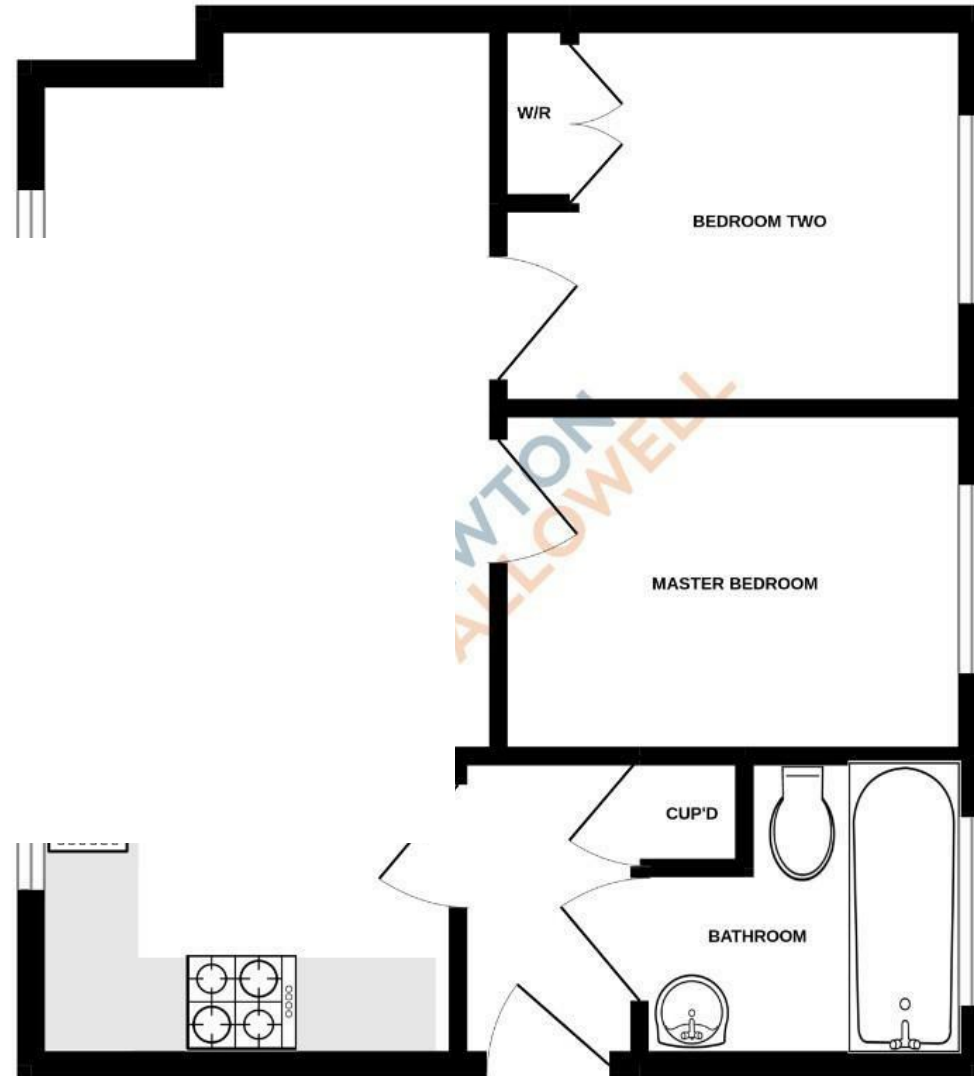


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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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