



The Sidings,
Oakham, Rutland, LE15 6RN

NEWTONFALLOWELL 

The Sidings, Oakham, Rutland, LE15 6RN £127,500 Leasehold

Set within the popular modern development, a short walk from the town centre amenities and train station is this extremely well presented top floor apartment with lovely views over parts of Oakham. Offered for sale in a lovely condition, the property offers a newly fitted Kitchen, open plan living and dining area, two spacious bedrooms and a modern three piece bathroom. Located at the end of a quiet cul-de-sac, only a stones throw from the town centre, this modern apartment benefits from one allocated parking space, useful bike & bin store and a communal garden.

As you approach the building, the communal stairwell is accessed via an intercom entry system or through the personal key. A light and airy stairwell leads to the top floor where the private door to the apartment leads into a useful entrance area with ample space for coats and shoes. The inner hall has doors leading off to the accommodation and has a good size storage cupboard. The kitchen has been recently refitted with a range of wall and base units, along with an single oven, gas hob and further space for appliances. The main living offers space for living and dining furniture and offers dual windows overlooking open green space. The two bedrooms are fair sized, offering space for bedroom / office furniture if required. The three-piece modern bathroom completes this generous apartment.

Creating an ideal first home, investment opportunity or lock-up and leave, we would strongly advise an internal viewing at the earliest opportunity.



52 The Sidings - Third Floor Apartment

Communal entrance to The Sidings, accessed via intercom entry or keys. Stairs lead to the third floor landing with a private entrance door to the apartment.

Entrance Porch

3'10 x 3'1 (1.17m x 0.94m)

Entrance Hall

11'8 x 3'5 (3.56m x 1.04m)

Refitted Kitchen

9'3 x 8'8 (2.82m x 2.64m)

Living & Dining Room

14'10 x 13'4 (4.52m x 4.06m)

Bedroom One

12'10 x 8'7 (3.91m x 2.62m)

Bedroom Two

9'4 x 7'6 (2.84m x 2.29m)

Bathroom

8'10 x 5'2 (2.69m x 1.57m)

Leasehold Information

This property benefits from a 150 year lease granted in 2005 with approximately 135 years remaining. We are advised that the owner pays a yearly ground rent of £167.82. The management of the block is looked after by Encore Estates, the annual service charge is £1,131.80 for the period 1st January 2021 to 31st December 2021. Please contact Newton Fallowell, Oakham for further information.



COUNCIL TAX INFORMATION:

Local Authority: Rutland CC

Council Tax Band: B

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.



NEWTON
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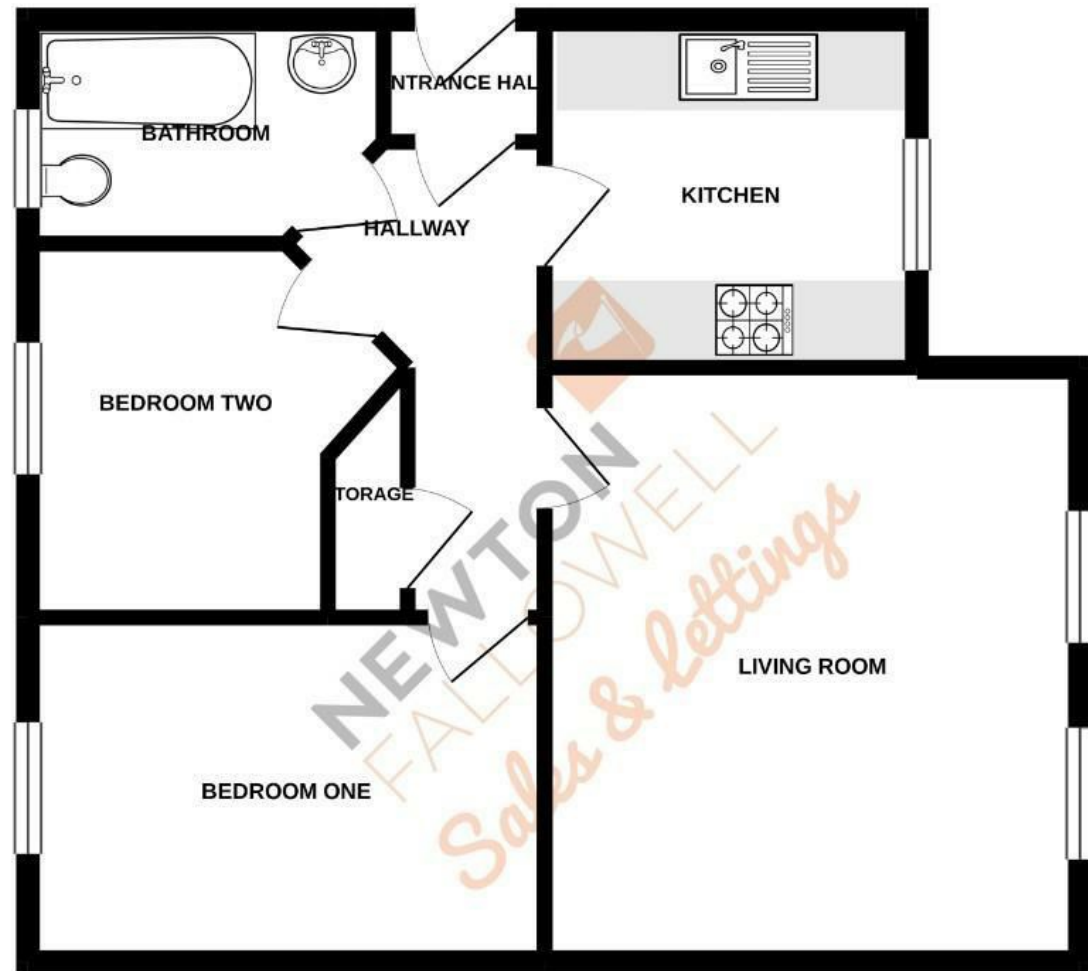
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

THIRD FLOOR
580 sq.ft. (53.9 sq.m.) approx.



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TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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