



Chepstow Court, Barleythorpe
Oakham, Rutland, LE15 7TT

NEWTONFALLOWELL 

Chepstow Court, Barleythorpe
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£120,000 Leasehold

Presented in immaculate condition throughout & situated in the sought-after area of Barleythorpe is this ground-floor one-bedroom apartment. Within a short walk into Oakham picturesque market town centre and being sold with NO ONWARD CHAIN the property offers an open plan kitchen/ living room, three-piece bathroom and one double bedroom. A fantastic investment or FTB opportunity, this property is a must-view!

Entering via the front you're welcomed by the spacious light and airy entrance hall where doors provide access to the living accommodation. The open plan kitchen/ living room is of good size oozing plenty of natural light with windows overlooking the front/ rear and side aspect. The kitchen area offers plenty of floor-to-wall base units & an integral dishwasher. You will also find a useful handy storage cupboard. There is ample space for both a table and chairs and further furniture. The double bedroom and three-piece bathroom sits to the right of the apartment.

Externally you will find one allocated parking space.



Entrance Hall

8'2 x 3'10 (2.49m x 1.17m)

Bathroom

7'1 x 5'6 (2.16m x 1.68m)

Bedroom One

13'5 x 9'2 (4.09m x 2.79m)

Kitchen/ Breakfast/ Living Room

17'8 x 11'1 (5.38m x 3.38m)

Storage Cupboard

2'10 x 2'9 (0.86m x 0.84m)

Allocated Parking Space

Leasehold Information

The property is leasehold with a 125-year lease in place and at the time of launching having 121 years remaining. We have been advised by the owners that there is an annual service charge for the maintenance at £195, a peppercorn ground rent & the building insurance is £75 per year.



GROUND FLOOR

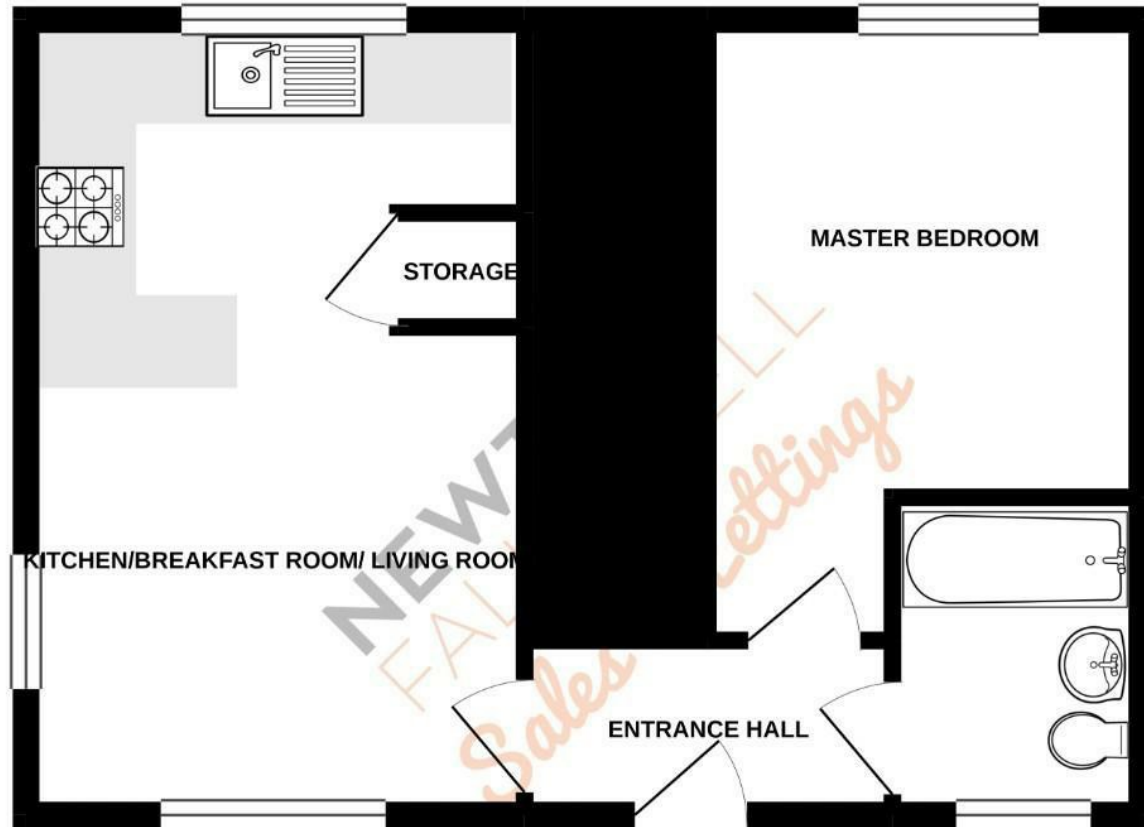
386 sq.ft. (35.9 sq.m.) approx.

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. For more information simply speak to someone in our branch today. We can refer you on to The 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
FALLOWELL

t: 01572 335005
e: oakham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

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

TOTAL FLOOR AREA : 386 sq.ft. (35.9 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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