

1 Livery House, Stud Road,
Barleythorpe, Oakham, LE15 7TN
Price Guide £138,000

Richardson

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Located on a modern development in Barleythorpe on the outskirts of the attractive market town of Oakham, Rutland, this ground floor apartment has a B rated energy efficiency and is located on the ground floor of the block of 12 apartments. With a security entry phone system into the main reception lobby area, the apartments own front door opens into its reception hall, lounge diner, inner hallway giving access to kitchen with built in appliances including fridge freezer and washer dryer. Two bedrooms, both with built in wardrobes and a Jack & Jill ensuite bathroom to the master bedroom. The property has gas central heating and double glazing. It also benefits from an allocated parking space in the parking area for the apartments.

Reception hall

Lounge diner
15'6" x 9'3" (4.74m x 2.84m)

Inner hall

Kitchen
8'3" x 7'11" (2.52m x 2.42m)



Bedroom
11'10" x 8'10" (3.63m x 2.70m)

Bedroom
10'10" x 9'4" (3.32m x 2.87m)

Jack & Jill Bathroom
6'4" x 6'11" (1.94m x 2.12m)

External details
Allocated parking space within the parking area for the apartments.

Tenure
The property is Leasehold with 125 year lease with 112 years remaining at the time that the details are put together.





Services Charges and Ground Rent

The current Service Charge is £1,124.67 per year from 1st April to 31st March. The Ground Rent is tbc.

Council tax

Rutland District Council Tax band B

Services

Mains water, electricity, gas and sewerage are connected.

Communication

According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

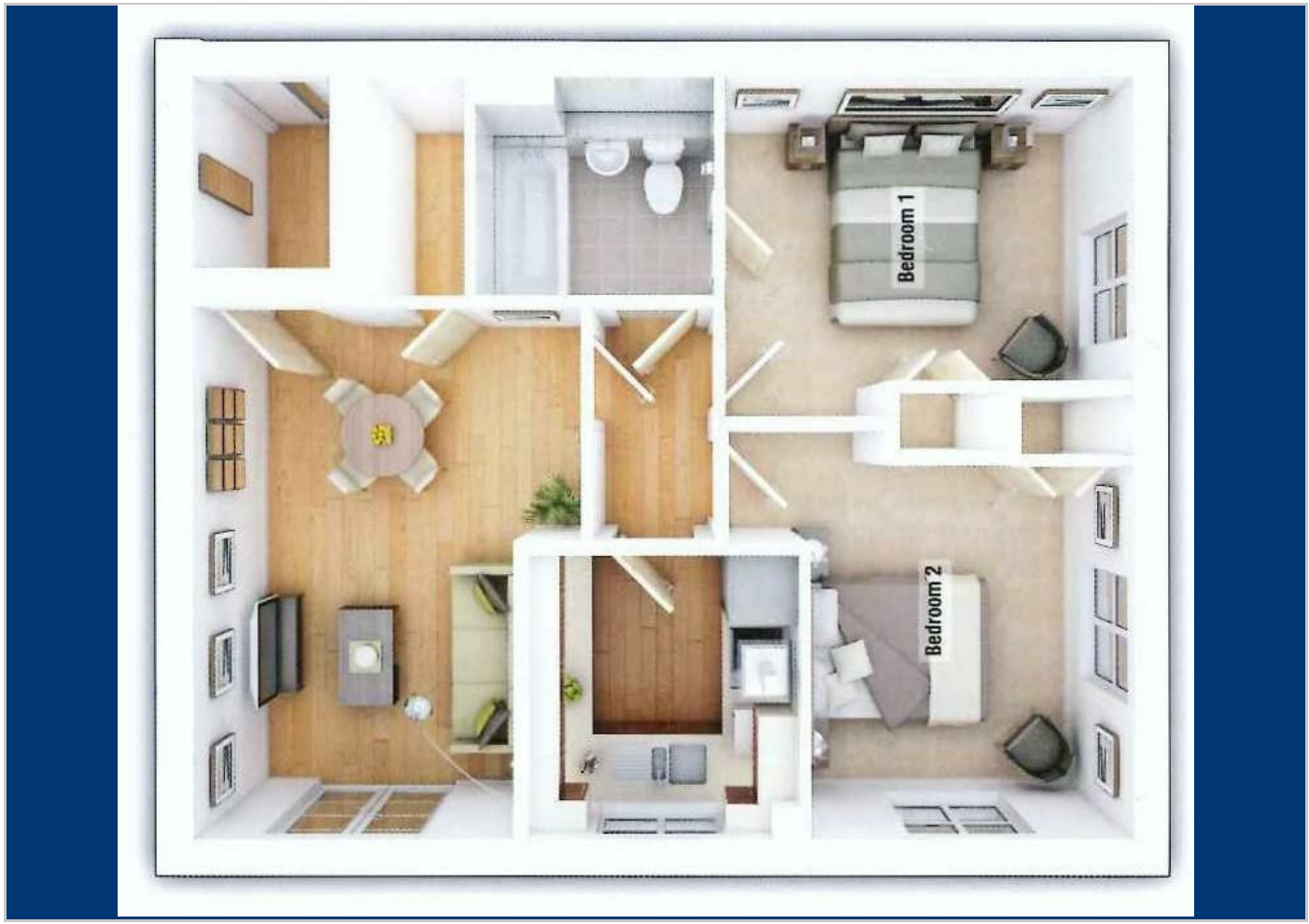
Viewing

By telephone appointment through Richardson,
post@richardsonsurveyors.co.uk





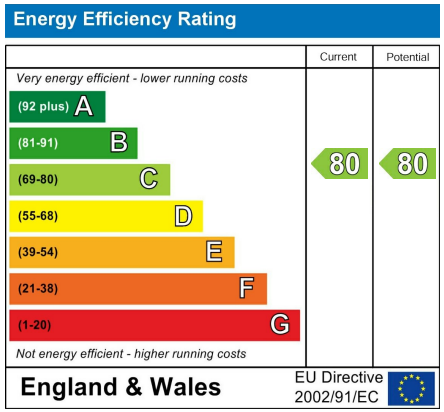
Floor Plan



Area Map



Energy Efficiency Graph



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