



Kimblewick House, Barleythorpe
Offers Over £160,000



Situated just off Lands' End Way, within only a short walk into Oakham's historic market town centre, train station and local schools is the modern top floor apartment with Balcony. Being sold with NO ONWARD CHAIN this two-bedroom apartment would be ideal for a first-time buyer or a fantastic investment opportunity. Offering a well-designed layout the apartment offers two double bedrooms, boasting built in storage, three-piece bathroom, living room and kitchen.

As you enter the apartments, the well-kept communal entrance hall provides access to the stairs leading to the apartment. The block is accessed via a entry door system (or intercom directly at the apartment). As you enter the apartment, the entrance hall gives access to all accommodation. The large light and airy living room sits to the front, benefiting from french doors to the balcony and to the modern kitchen which provides ample floor to wall base units, and window overlooking the front aspect. Back to the hallway you can gain access to the two double bedrooms. Both bedroom benefits from built-in wardrobes. To complete the apartment is a bathroom and store cupboard.

Externally the apartment comes with allocated off road parking, plus a guest parking space.

TENURE: Leasehold (Start date March 2009) This apartment is subject to management charges please ask the agent for more details

All Mains Connected

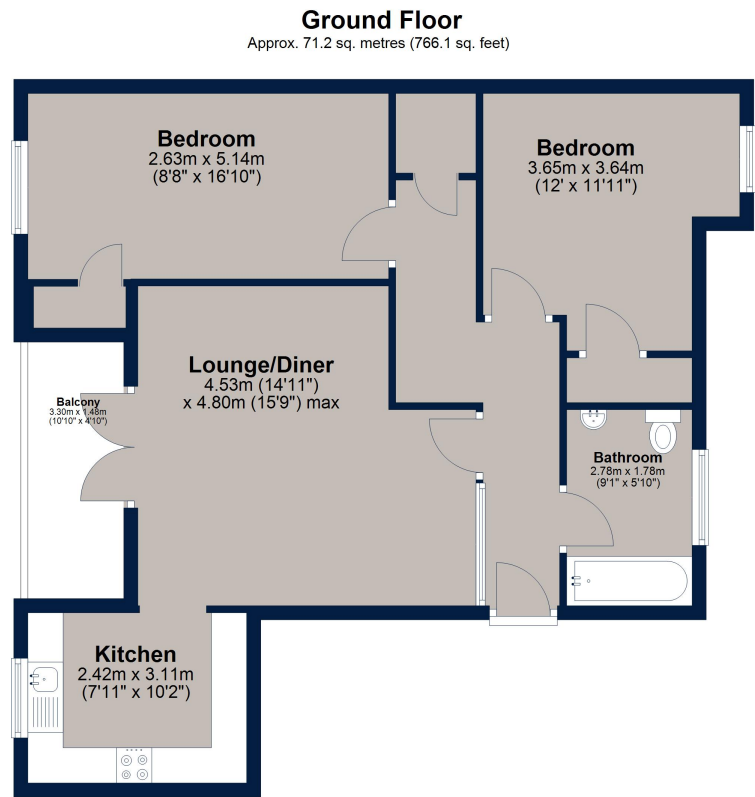
EPC: B

COUNCIL TAX: B





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Total area: approx. 71.2 sq. metres (766.1 sq. feet)
This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

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Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes' drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements