



5, Preston Court, Preston, Oakham, LE15 9NW

 **NEWTON FALLOWELL**



2 1 1

## Key Features

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Allocated Off Road Parking
- Well Presented
- Popular Village Location
- Ideal First Time Purchase Or Investment
- NO CHAIN
- EPC Rating D
- Leasehold

£125,000





Situated in the heart of the sought-after village of Preston, offering easy access to Uppingham & Oakham town centres is this well-presented two-bedroom ground-floor apartment. Offering a fantastic opportunity for a first-time buyer or investor the property offers a large open-plan lounge/kitchen, two bedrooms, and a family bathroom. Complete with allocated parking to the rear don't miss out call to view!



The property is initially accessed via its own front door, which leads you into the light and airy open-plan kitchen/lounge that is fitted with a range of floor-to-wall base units and offers dual-aspect windows. The hallway from the kitchen gives access to both bedrooms and the family bathroom that offers a three-piece suite and a heated towel rail.



Externally the property offers allocated off-road parking and is accessed via the main road that leads through a brick archway to the property.

### Room Measurements

Living Room/Kitchen 6.27m x 3.72m (20'7" x 12'2")

Bedroom One 3.13m x 2.89m (10'4" x 9'6")

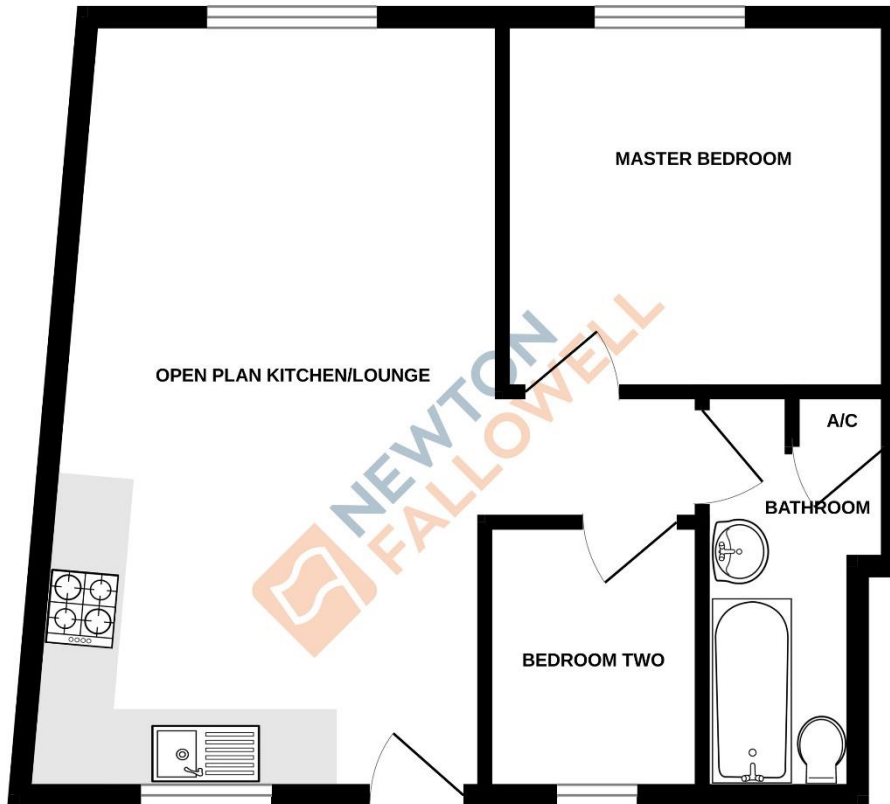
Bedroom Two 2.15m x 1.76m (7'1" x 5'10")

Shower Room 3.24m x 1.25m (10'7" x 4'1")

### Leasehold Information

The property benefits from a 99 year lease granted in 2001 with approximately 76 years remaining. We are advised that the owner pays a management charge of £1200 per year which is payable to Preston Court Owners Management. Contact Newton Fallowell for further information.

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



PRESTON COURT, PRESTON LE159NW

TOTAL FLOOR AREA: 445 sq.ft. (41.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

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 £300 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 £200 if you use their services.