



# Old Printworks Uppingham

An immaculately presented new conversion Mews style apartment benefiting from 999 year lease situated in the centre of this desirable Rutland market town in Printers Yard located off High Street East, close to the market place within the conservation area.



## FEATURES

- New Conversion Mews Style Apartment. NO CHAIN! NO SERVICE CHARGE!
- Town Centre Location
- Open Plan Living
- Fitted Kitchen & Breakfast Bar
- One Bedroom
- Solid Wood Flooring Throughout
- Shared Courtyard Area
- Popular Location
- Walking Distance To Amenities
- GUIDE PRICE £250,000 - £269,000

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## FULL DESCRIPTION

An immaculately presented new conversion Mews style apartment benefiting from 999 year lease situated in the centre of this desirable Rutland market town in Printers Yard located off High Street East, close to the market place within the conservation area. This stunning new conversion, ground floor home has been finished to an exceptionally high standard, offering modern, open plan living with bespoke solid wood double glazed windows and stable door.

Accommodations comprises; Stable door entrance, open plan living space with high spec kitchen, integrated appliances including wine fridge and breakfast bar. The sitting area offers a bay window giving the room some character and plenty of light. Through the next door is the bedroom leading into the generous bathroom with free standing bath and walk in shower. The apartment has solid wood flooring throughout.

Externally is a lovely cobbled courtyard where you will find a selection of potted plants to include an olive tree and palm tree and an area for outside seating.

Uppingham is a highly desirable and historic Market Town with a range of boutique shops and restaurants surrounding the quaint market square and adjoining high street. There are excellent Primary and Secondary schools in the area. The town is conveniently located close to the A47, giving access to Leicester and Peterborough. Mainline trains into London and the North can be reached from Peterborough, Leicester, Rutland and Kettering.

To book a viewing call our area experts

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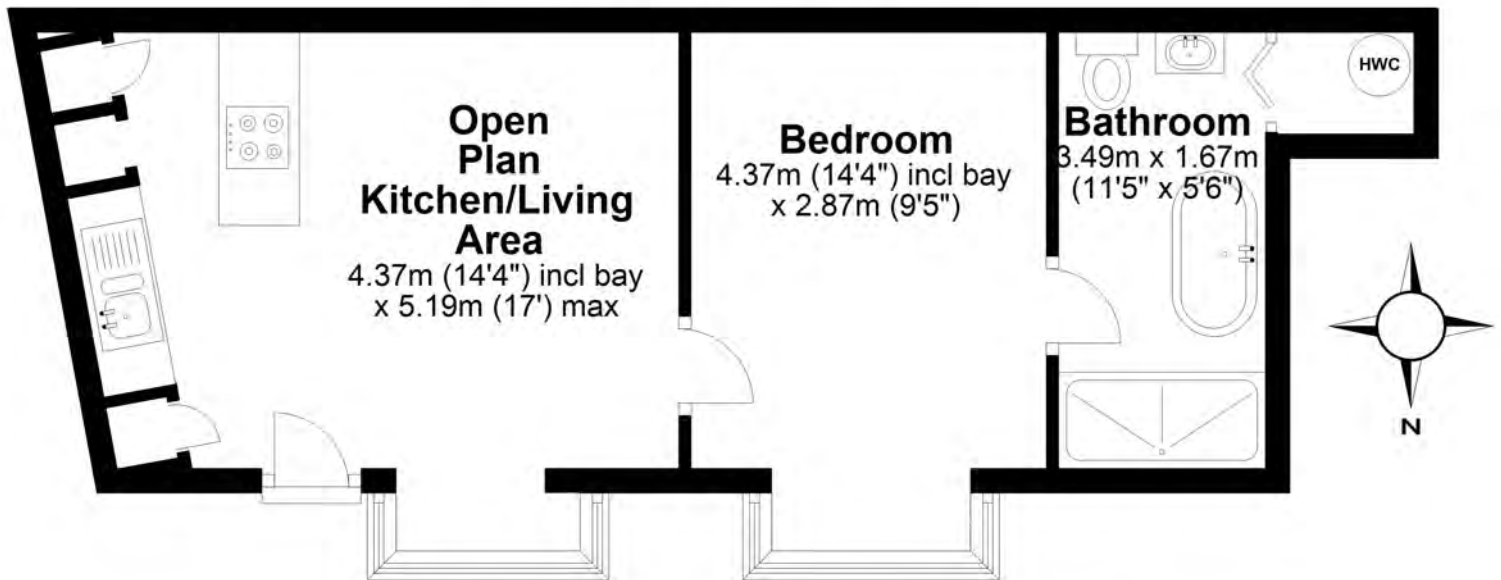
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## Ground Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 36.8 sq. metres (396.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed.

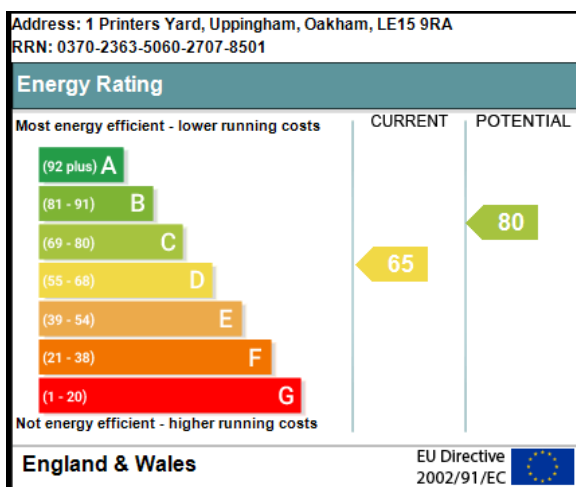
Plan was produced by ADR Energy Assessors

Plan produced using PlanUp.





## EPC RATING



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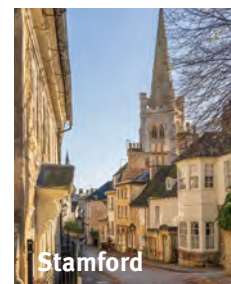
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