

The #1 Agent in the area bringing London & out of area buyers to your door



- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen & Shower Room
- Close To Town Centre

- Allocated Parking
- Large Living Room
- Communal Garden Area
- NO CHAIN

**Flat 1 Richil House, Ayston Road,
Uppingham**

Situated close to the town centre, a ground-floor two-bedroom apartment with modern kitchen and shower room, two bedrooms and a large living room with feature high ceilings. The apartment benefits from it's own private entrance to the left of the building. Outside, there is a communal garden/sitting area, and allocated parking space for the apartment. Offered to the market with NO CHAIN.

The property is currently tenanted and can be sold with the tenant in situ, making this an ideal opportunity for an investor.

Uppingham is a sought after historic Market Town with good road access to the A47, and rail access nearby at Oakham, or directly to London from both Corby and Market Harborough. It is famous for its independent school, and a selection of local shops and amenities.

Agents Note: The property is currently tenanted, photos were taken prior to the tenant moving in

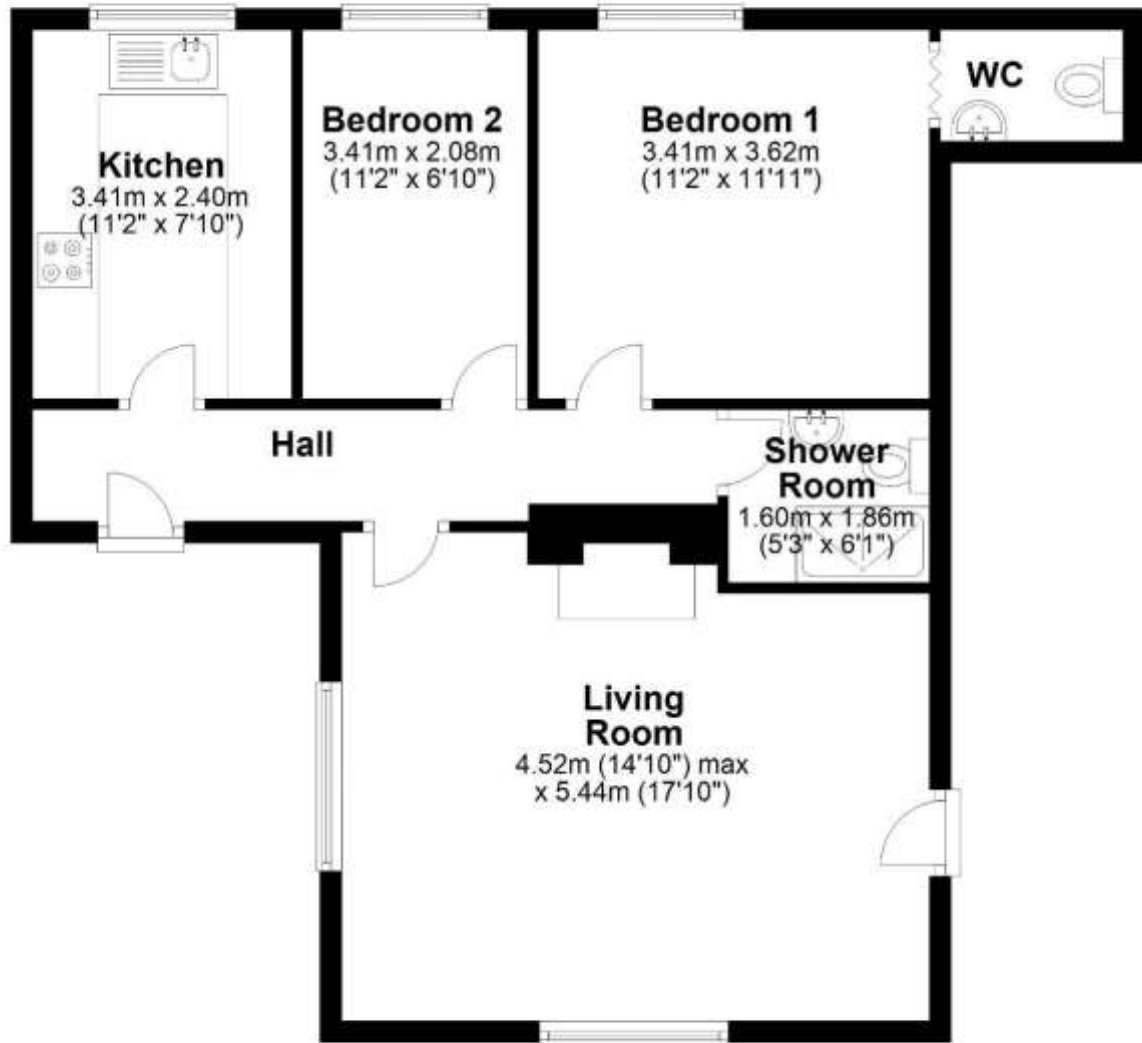




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Ground Floor

Approx. 64.7 sq. metres (696.3 sq. feet)



Total area: approx. 64.7 sq. metres (696.3 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
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