

Richardson

LETTINGS SPECIALISTS

Apartment 4, 1 Orange Street
Uppingham
LE15 9SQ

TO LET

£975 PCM



- First Floor Apartment
- Town Centre Location
- 2 Bedrooms
- Ensuite to Master Bedroom
- Allocated Parking
- Lift
- Long Term Let
- Available Now

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

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LOCATION

Uppingham is a charming market town on the southern side of Rutland. The centre of the town is a conservation area with many fine stone houses. There are a variety of independent shops within the town and excellent schools catering for children of most ages. For commuting, the town is conveniently situated not far from Oakham providing frequent rail access to Birmingham, Leicester and Peterborough. Peterborough provides fast rail access to London Kings Cross in under an hour.

DESCRIPTION

This super first floor apartment is situated close to Uppingham town centre, with allocated parking. This fabulous property has been finished to a high standard, with fitted carpets and is immaculately decorated throughout. With a large sitting room that doubles as a dining area and Juliet balcony to the rear, this property offers a light comfortable living space. Lift access to the first floor is also available.

ENTRANCE HALLWAY

Doors off to Bathroom, Bedroom Two, Living Area and Main Bedroom. Storage cupboards.

LIVING/DINING 19'2" x 13'0"

The sitting room is generously sized and serves as both a living and dining area, providing a great space for both relaxation and entertaining. The large windows to the front and Juliet balcony at the rear allow plenty of natural light into the room.

KITCHEN 11'2" x 6'9"

The property boasts a modern kitchen equipped with essential appliances, including integrated oven and hob, dishwasher and fridge freezer. This room also benefits from large windows to the front.

BEDROOM 1 12'5" x 12'0"

This double bedroom is the largest of the two bedrooms. Located at the front of the property it has an ensuite bathroom.

EN-SUITE SHOWER ROOM 9'2" x 5'7"

The ensuite bathroom consists of a shower, wc and handbasin with wall mounted heated towel rail.

BEDROOM 2 10'8" x 9'9"

This double bedroom is located at the rear of the property and is perfect as a guest bedroom or alternatively can be used as an office for working from home.

BATHROOM 6'11" x 6'5"

Fully tiled, modern bathroom suite comprising of bath with shower over, wash hand basin and WC. It also has a heated towel rail.

OUTSIDE

There is one allocated off street parking space.

SERVICES

Mains water, electricity, gas and drainage are connected.

BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast. Mobile availability is likely via O2, and limited via Three and EE.

TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

DEPOSIT

Five weeks' rent payable in advance to be returned by deduction and without interest at the end of the tenancy.

RENT

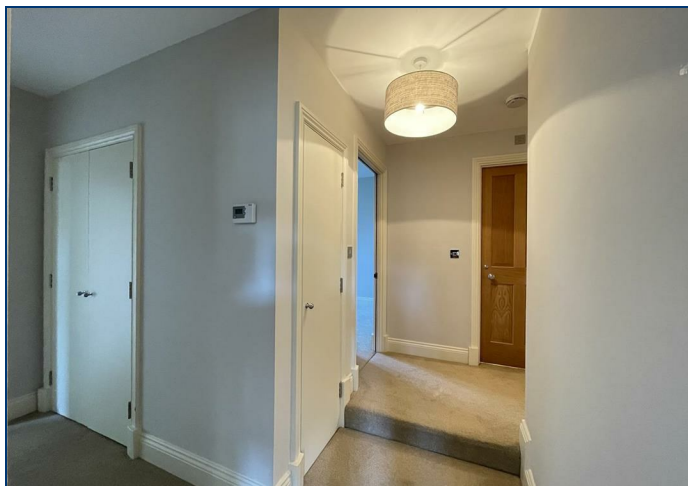
The rent is payable monthly in advance, by standing order.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band A.

VIEWING

Strictly by appointment through Richardson.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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