



Nos. 4 and 5 Baines Court,, South Street, Oakham, LE15 6BQ Offers Over £200,000

**** 2 TOWN CENTRE FLATS AVAILABLE TO INVESTMENT BUYERS ****

An opportunity has arisen to acquire two self-contained two-bedroom apartments FOR THE OVER 55'S located in this popular residential area close to the centre of the town of Oakham.

The two properties form part of a deceased estate and offer an excellent investment potential. One of the flats is available with vacant possession and one - subject to an existing tenancy.

Each property benefits from an allocated parking space and provides accommodation which briefly comprises Lounge, two Bedrooms, Kitchen and Bathroom (No 4) / Shower Room (No 5).

Oakham

5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford

Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

DESCRIPTION

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The two properties form part of a deceased estate and offer an excellent investment potential. One of the flats is available with vacant possession and one - subject to an existing tenancy.

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Tenure: Leasehold.

Managing Agent: Accent Housing Ltd.

Lease: 90 years of 125-year lease remaining.

Lease commenced on 01/01/1989.

Service Charge: currently £67.01 pcm (No 4) and £72.14 pcm (No 5) payable monthly.

Ground Rent: None.

Council Tax Band: A (Rutland)

OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition there is a British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

ACCOMMODATION

NO. 4 BAINES COURT, SOUTH STREET, OAKHAM

(this property is offered for sale with an existing tenant)

GROUND FLOOR

Entrance Hall

1.12m x 1.24m (3'8" x 4'1")

Part glazed entrance door, radiator, stairs to first floor.

FIRST FLOOR

Landing

5.44m x 0.97m (17'10" x 3'2")

Roof access hatch.

Sitting Room

4.06m x 3.10m (13'4" x 10'2")



Radiator, window overlooking courtyard.

Kitchen

3.05m x 3.10m (10'0" x 10'2")

Oak fronted floor and wall mounted units, cream formica worktops with tiled splash-backs, inset single drainer stainless steel sink unit with mixer tap, space for fridge and washing machine, freestanding gas cooker with extractor hood above, over-stairs store housing gas fired central heating boiler, window to Penn Street.



Bedroom One

3.94m x 2.74m (12'11" x 9'0")

Radiator, window to South Street.



Bedroom Two
 2.44m max x 2.95m max (8'0" max x 9'8" max)
 Radiator, window to South Street.



Bedroom One
 3.18m x 3.48m (10'5" x 11'5")
 Radiator, window to courtyard.



Bathroom
 2.36m x 1.96m (7'9" x 6'5")
 Cream suite comprising low level WC, pedestal hand basin with tiled splash-back and panelled bath with tiled surround. Radiator, window to South Street.

Entrance Area
 1.35m x 1.40m (4'5" x 4'7")
 Entrance door, radiator, stairs to first floor.

FIRST FLOOR

Landing
 0.94m x 5.89m (3'1" x 19'4")
 Radiator, built-in cupboard housing hot water cylinder, roof access hatch.

Sitting Room
 3.18m x 4.06m (10'5" x 13'4")
 Radiator, window to courtyard.



Kitchen
 3.05m x 3.05m (10'0" x 10'0")
 Timber fronted floor and wall mounted units with cream formica worktops, inset single drainer stainless steel sink unit, space for fridge and washing machine, storage cupboard housing BAXI gas fired central heating boiler, window to Penn Street.



Bedroom One
 3.18m x 3.48m (10'5" x 11'5")
 Radiator, window to courtyard.

GROUND FLOOR



Bedroom Two

3.51m x 2.01m (11'6" x 6'7")

Radiator, window to Penn Street.



Shower Room

2.13m x 1.70m (7'0" x 5'7")

White suite of low level WC and pedestal hand basin with tiled splash-back, shower cubicle with tiled surround, overhead shower and screen, radiator, extractor fan.



OUTSIDE

Each of the above properties includes an allocated parking space.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband available

Mobile signal available (voice and data)

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

ENERGY RATING

No. 4 Baines Court, South Street, Oakham, Rutland: C (74/74)

No. 5 Baines Court, South Street, Oakham, Rutland: C (74/75)

COUNCIL TAX

Band A

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and

occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

