



Chartered Surveyors & Estate Agents

41 The Sidings, Oakham, Rutland, LE15 6RN
Asking Price £115,000

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



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41 The Sidings, Oakham, Rutland, LE15 6RN
Tenure: Leasehold
Council Tax Band: B (Rutland County Council)

DESCRIPTION

Modern ground floor apartment with an allocated parking space situated within walking distance from Oakham town centre and its amenities.

The accommodation on offer benefits from gas central heating and UPVC double glazing and briefly comprises Entrance Hall, Kitchen, Lounge/Diner, two Bedrooms and Shower Room.

The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.93m x 3.63m (6'4" x 11'11")

Double glazed entrance door, radiator, fitted cloaks cupboard.

Lounge 4.14m x 4.62m (13'7" x 15'2")

Electric fire set in attractive fireplace, two radiators, two windows to front elevation.

Kitchen 2.84m x 2.72m (9'4" x 8'11")

Range of modern fitted units incorporating grey granite effect worktops, inset single drainer stainless steel sink with mixer tap, timber fronted base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise electric oven and four ring gas hob with extractor hood above. There is wall mounted Worcester gas combi boiler and under-counter space and plumbing for washing machine.

Radiator, tiled splashbacks, tiled floor, window to side elevation.

Bedroom One 2.69m x 4.09m (8'10" x 13'5")

Radiator, window to rear elevation.

Bedroom Two 2.41m x 2.90m (7'11" x 9'6")

Radiator, window to rear elevation.

Shower Room 1.63m x 2.72m (5'4" x 8'11")

Large walk-in shower enclosure with aqua-board splashbacks, white suite of low level WC and pedestal hand basin with tiled splashback, upright stainless steel radiator.

OUTSIDE

Parking

The property benefits from an allocated parking space.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE - voice and data likely; Three - voice likely, data limited; O2, Vodafone - voice and data limited;
Outdoor: EE, Three, O2, Vodafone - voice and data likely.
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.



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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 railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

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.

LEASEHOLD INFORMATION

Tenure: Leasehold

Lease term: 150 years minus 1 day from 22/12/2005

Years remaining: 131

Service Charge: £1,455.71 per annum

Service Charge period: 01/01/2024 - 31/12/2024

Ground Rent: £167.82 per annum payable half-yearly (in February and June)

COUNCIL TAX

Band B

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

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

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

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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

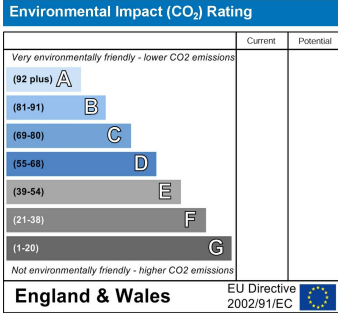
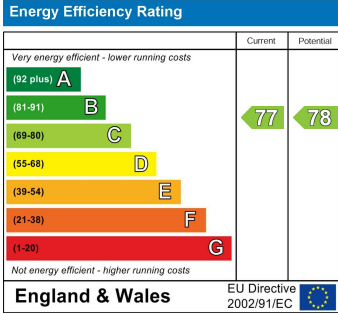
expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.





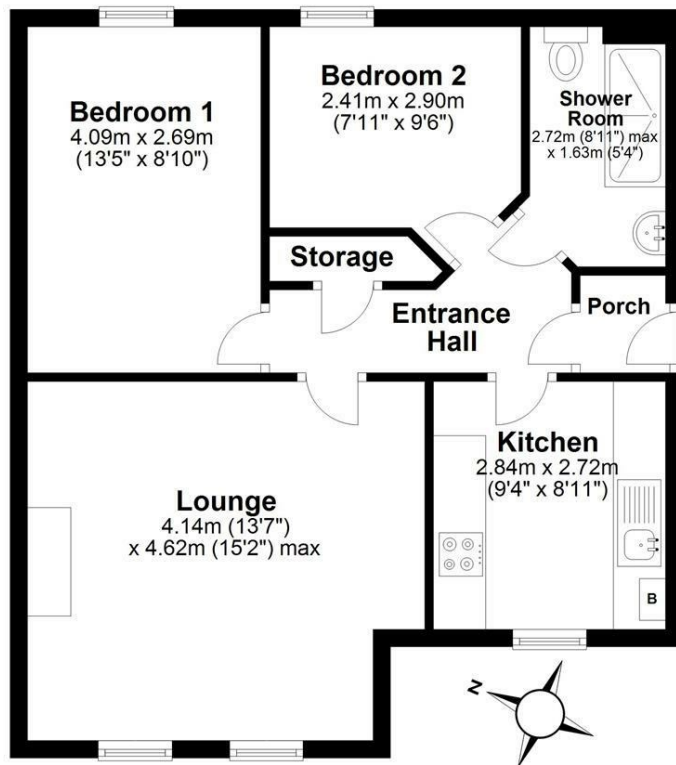




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Ground Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 56.1 sq. metres (603.9 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.