



**1C Bouverie Court Oakham Road, Whissendine, Rutland, LE15 7HA**  
**£69,950**



Chartered Surveyors & Estate Agents

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

## 1C Bouverie Court Oakham Road, Whissendine, Rutland, LE15 7HA

Tenure: Leasehold

Council Tax Band: A (Rutland County Council)



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### DESCRIPTION

Second-floor apartment with an allocated parking space situated in a period building within popular village of Whissendine, situated between Oakham and Melton Mowbray.

Benefiting from gas central heating, the accommodation on offer comprises Hall, Lounge, Breakfast Kitchen, two Bedrooms and Shower Room.

Tenure: Leasehold  
Lease term: 125 years  
Years remaining: 93  
Service charge: N/A

### ACCOMMODATION

#### SECOND FLOOR

##### Hall

Entrance door, laminate floor, loft access hatch.

##### Lounge 4.70m max x 3.43m (15'5" max x 11'3")

Two radiators, dual-aspect windows to front side with distant southerly views.

##### Breakfast Kitchen 3.51m max x 3.61m (11'6" max x 11'10")

(L-shaped)  
Range of fitted base and wall-mounted units, inset single drainer sink, space for slot-in cooker with extractor above, two undercounter spaces with plumbing (for dishwasher and washing machine), Worcester gas central heating boiler.

Laminate flooring, window to front.

##### Bedroom One 3.58m incl wardrobes x 3.45m (11'9" incl wardrobes x 11'4" )

Built-in mirror-fronted wardrobes, radiator, window to front.

##### Bedroom Two 2.87m x 4.09m (9'5" x 13'5")

Radiator, window to side with distant southerly views.

##### Shower Room 2.29m x 1.70m (7'6" x 5'7")

White suite comprising low-flush WC and wash hand basin, shower cubicle, tiled splashbacks, chrome heated towel rail, tiled floor.

##### OUTSIDE

There is a parking space allocated to the property within communal courtyard.

### 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:  
EE - good outdoor  
O2 - good outdoor and in-home  
Three - variable outdoor  
Vodafone - good outdoor, variable in-home  
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.

### WHISSENDINE

Whissendine is an interesting Rutland village which lies approximately 5 miles to the north-west of Oakham and 6.5 miles to the south-east of Melton Mowbray.

Within the village there are two public houses, a church and a highly regarded primary school. In

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addition, there is a sports complex with playing fields and cricket ground.

In both Melton Mowbray and Oakham there is a good range of shops which cater for most needs together with regular produce markets, as well as doctors, dentists and opticians.

For schooling, in addition to the local village school there is a range of Local Authority schools in both Oakham and Melton Mowbray, and these complement the range of private schools also available in the area.

For commuters, there is a British Rail terminal at Oakham where there are train services to Leicester, Birmingham, Peterborough and Kettering at the latter two destinations there are good services to London, King's Cross. A number of people who live in Whissendine commute to other centres and these include Nottingham, Leicester and Loughborough.

#### **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.

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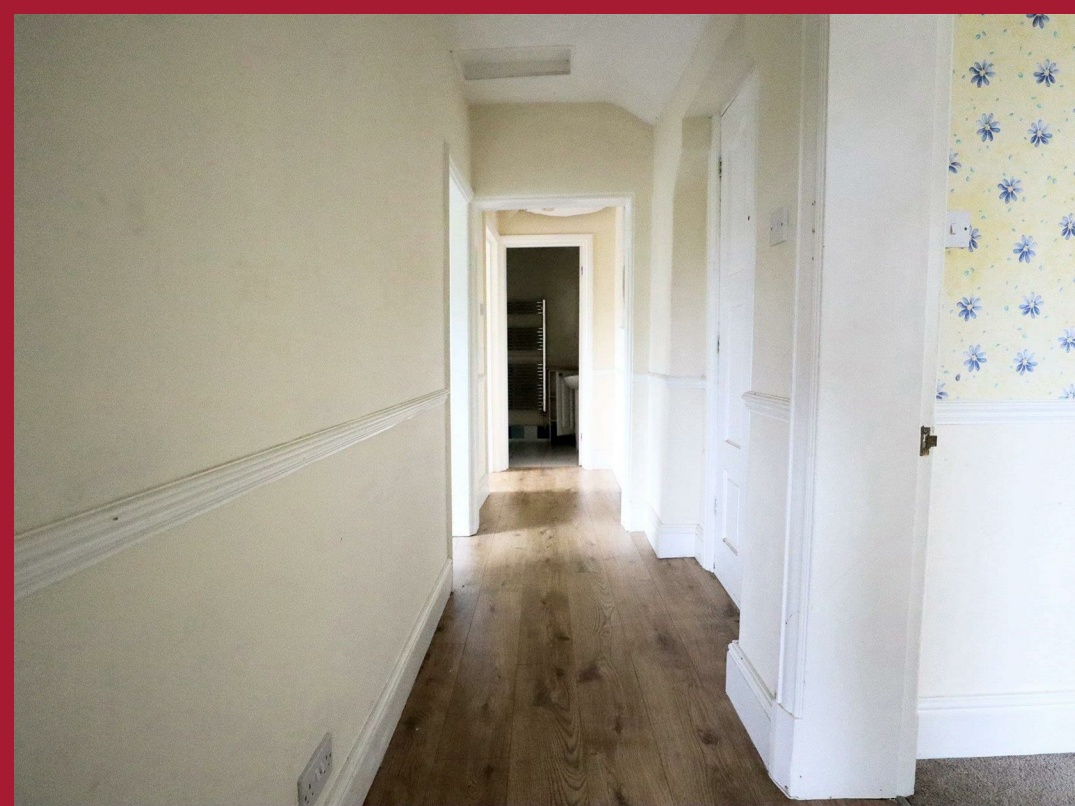
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5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

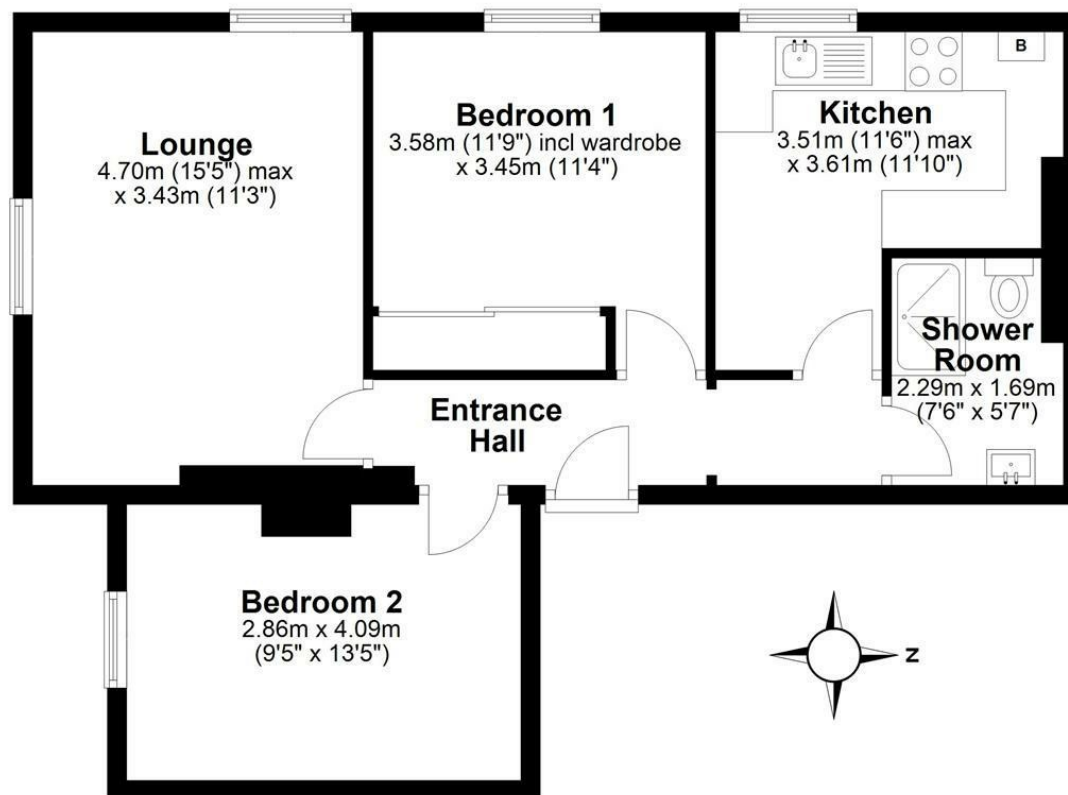




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## Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
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**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