



Chartered Surveyors & Estate Agents



64, The Sidings, Oakham, LE15 6RN
£125,000

*****SALE AGREED - SIMILAR PROPERTIES REQUIRED*** **INVESTMENT OPPORTUNITY****

Modern first-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 as an investment, subject to the existing tenancy currently producing £575.00 per calendar month.

Oakham
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DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall

With staircase to upper storeys.

FIRST FLOOR

Entrance Lobby

With entrance door leading to:

Hallway

Radiator, intercom system, built-in cupboard.

Kitchen

2.64m x 2.64m (8'8" x 8'8")

Range of modern fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Built-in electric oven with gas hob and cooker hood above, under-counter space and plumbing for washing machine, space for upright fridge.

Tiled splash-backs, tiled floor, wall-mounted gas central heating boiler, radiator, window.



Lounge/Diner

5.89m x 3.73m reducing to 2.67m (19'4" x 12'3" reducing to 8'9") Attractive dual-aspect room with turret feature, ornamental fireplace, two radiators and four windows providing pleasant outlook over play area and open space beyond.



Off Hall:

Bedroom One

3.96m x 2.69m (13'0" x 8'10")

Radiator, window.



Bedroom Two

2.87m x 2.29m (9'5" x 7'6")

Radiator, window.

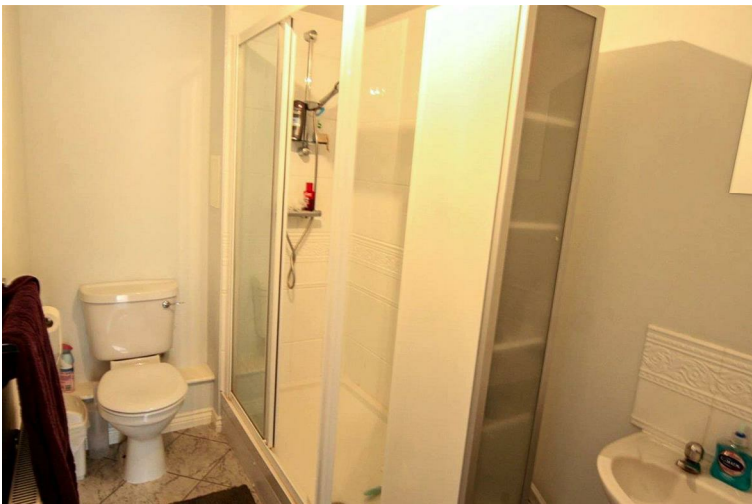


Shower Room

1.57m x 2.72m (5'2" x 8'11")

White suite comprising low-level, pedestal hand basin and double shower cubicle.

Tiled splash-backs, radiator, extractor fan.



OUTSIDE

Parking

The property includes an allocated parking space.

SERVICES

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.

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.

COUNCIL TAX BAND

Band B.

Enquiries to Rutland County Council, Oakham 01572-722577

LEASE

There are 133 years of the 150-year lease remaining. The lease commenced in 2005.

SERVICE CHARGE

Service Charge for 2022 is £1,192.37.

GROUND RENT

Ground rent for 2022 is £162.82.

PHOTOGRAPHS

Please note that the photographs featuring in the brochure were taken during the previous tenancy.

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 - 4.00

Bank Holidays 10.00 - 2.00

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.

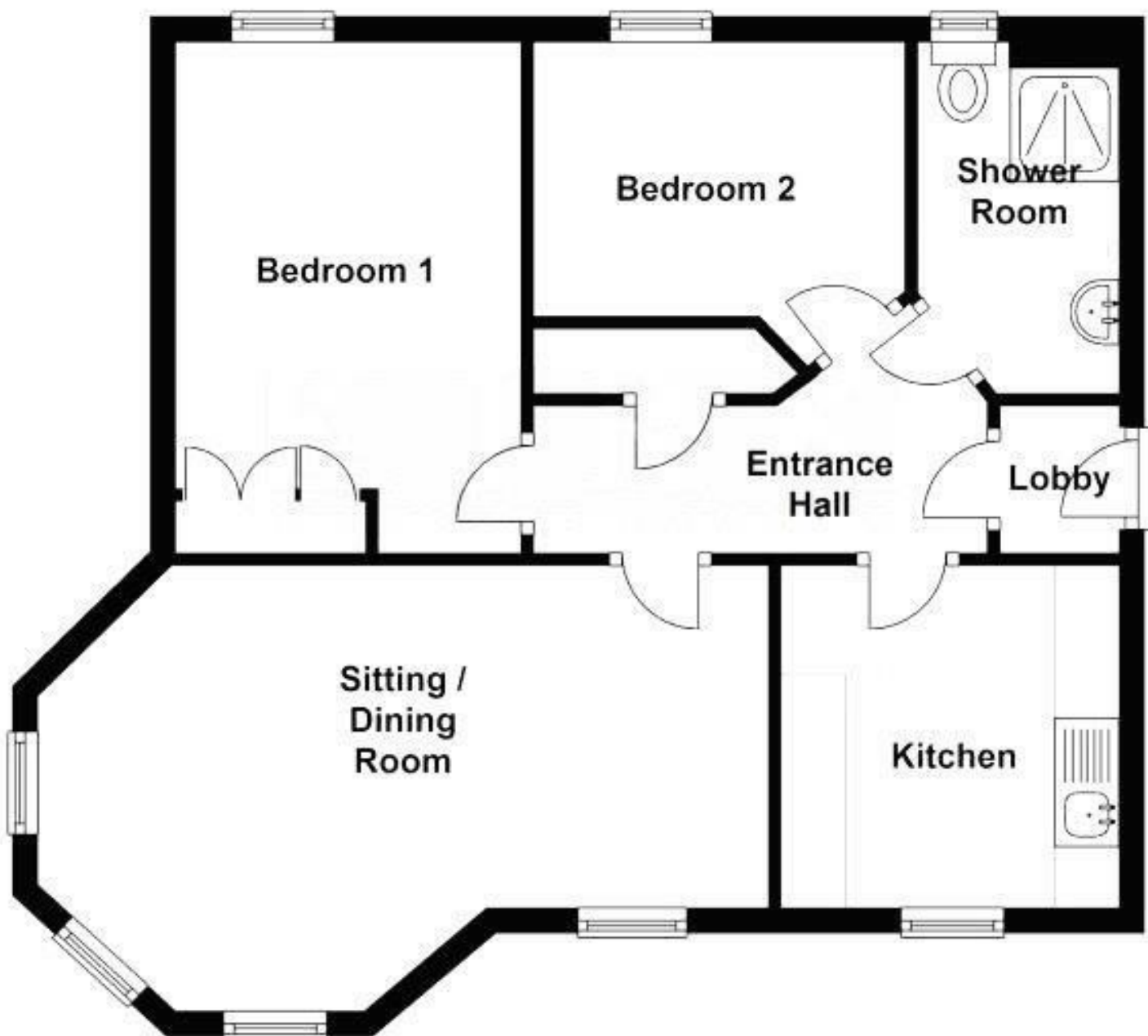
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	80
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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