



## 3 Preston Court, Uppingham Road, Preston, LE15 9NW £110,000

Attractive self-contained ground-floor apartment situated in a desirable Rutland village close to the historic market towns of Uppingham and Oakham.

No 3 Preston Court offers one-bedroom accommodation with a store room, one bathroom and a contemporary open-plan living area and kitchen area.

Outside, there is one allocated parking space.

### Oakham

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

### Stamford

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

### Uppingham

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

## DESCRIPTION

Attractive self-contained ground-floor apartment situated in a desirable Rutland village close to the historic market towns of Uppingham and Oakham.

No 3 Preston Court offers one-bedroom accommodation with a store room, one bathroom and a contemporary open-plan living area and kitchen area.

Outside, there is one allocated parking space.

Tenure: Leasehold

Lease term: 189 years (from 01/04/2001)

Years remaining: 166

Ground rent: N/A

Service charge: £1,050.00 per annum payable half-yearly (1st January and 1st July) in advance

Annual service charge review: in July.

Council Tax Band: A (Rutland)

## ACCOMMODATION

### GROUND FLOOR

UPVC entrance door leads to:

#### Open-plan Living Room and Kitchen:

##### Living Area

3.68m x 5.61m (12'1" x 18'5")

Two radiators, laminate flooring, window to front.

##### Kitchen Area

2.13m x 2.62m (7'0" x 8'7")

Range of modern fitted units incorporating worktop with inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise Lamona electric oven and electric hob with cooker hood above. There is under-counter plumbing for washing machine.

Wall-mounted Worcester gas-fired central heating boiler, extractor fan.

Tiled splashbacks, laminate flooring.

##### Bedroom

2.87m x 4.55m (9'5" x 14'11")

Radiator, window to front.

##### Store Room

2.97m x 1.96m (9'9" x 6'5")

Radiator.

NB: This room does not have a window.

##### Bathroom

2.01m x 1.93m (6'7" x 6'4")

White suite of panelled bath with shower above, low-level WC and pedestal hand basin.

Tiled walls, 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 available (Standard and Superfast, no Ultrafast)

Mobile signal:

Indoor: EE, Three, O2 fully available (calls and data), Vodafone - partially available (calls only)

Outdoor: EE, Three, O2, Vodafone fully available

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.

## PRESTON

Preston is a delightful Rutland village with many imposing stone properties, a number of which are Grade II Listed, all set into a lovely conservation area. There are a number of facilities including a village hall and church, but for other items these can easily be obtained in the nearby towns of Oakham and Uppingham which include shops, doctors, dentists, library, chemist etc.

In addition schools are readily available in the area, both Local Authority and private with a good range catering for children of most ages. Sporting facilities too are many and varied with clubs for cricket, football, rugby, hockey, tennis, bowls, golf etc. Other sports also available involve the horse, sailing and fly fishing at both Rutland Water and Eyebrook.

For commuters Preston is ideal, being within easy distance of the A47 allowing good commuting to both Peterborough and Leicester and an easy southwards journey to Corby and Kettering, where at the latter there is a good train service to London St Pancras.

## 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.

## 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.

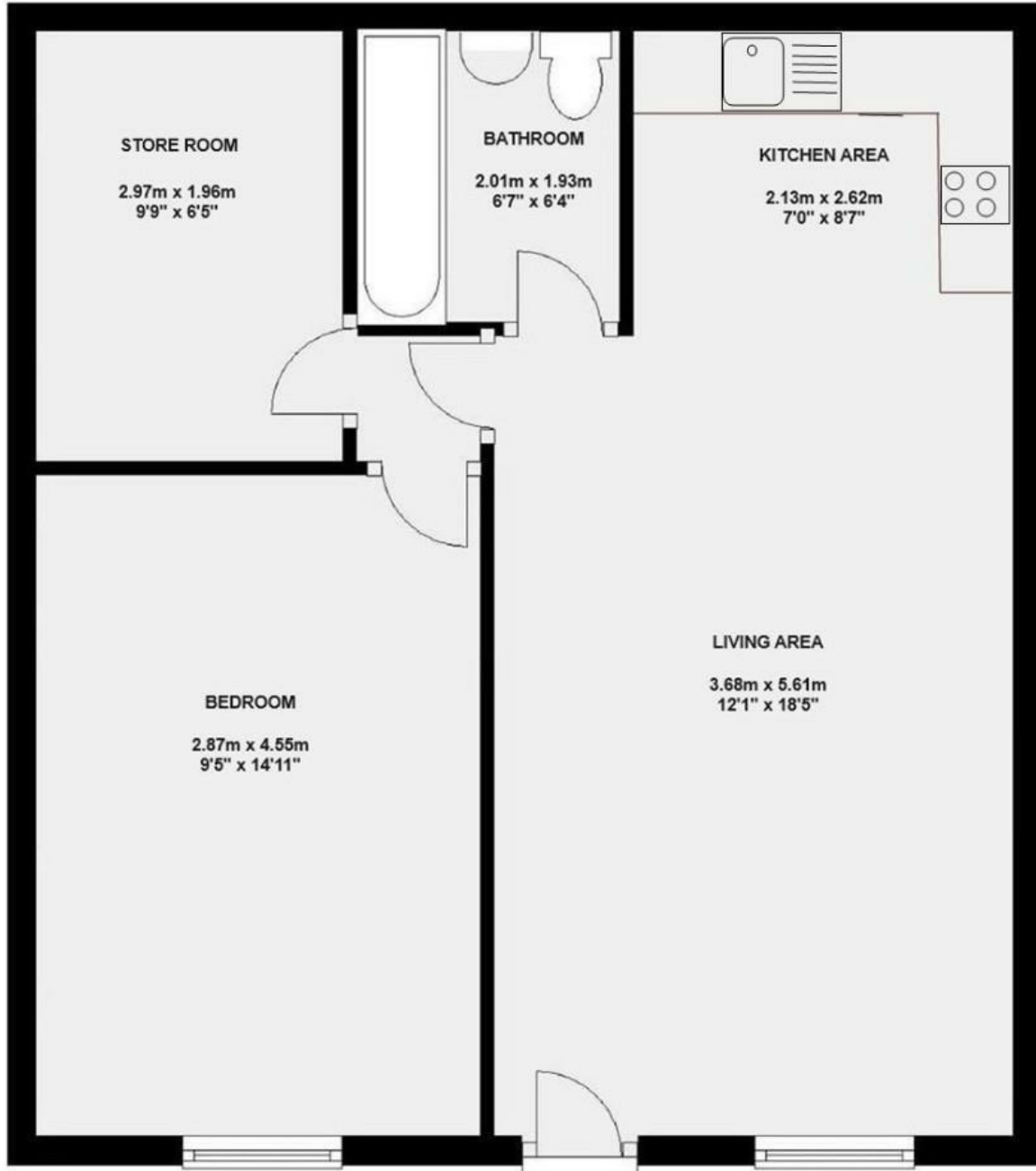
## OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00



GROUND FLOOR



Not to scale - for identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.