



6c Tods Terrace, Uppingham, Rutland, LE15 9SL
Guide Price £249,950



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DESCRIPTION

Stylishly appointed top-floor apartment offering contemporary accommodation with an allocated parking space in a popular area of the historic market town of Uppingham.

The energy-efficient accommodation benefits from gas-fired underfloor heating and high-performance glazing and features high quality carpets and flooring throughout. The interior is arranged over two storeys as follows:

FIRST FLOOR: Entrance Hall, open-plan Living Dining Kitchen, well-proportioned Double Bedroom with Juliet balcony and en-suite Shower Room;

SECOND FLOOR: Master Bedroom with en-suite Bathroom.

Tenure: Leasehold

Lease Term: 200 years from 01/01/2020

Years remaining: 196

Service charge: we are advised by the current owner that there is no service charge payable in relation to this property

Ground rent: we are advised by the current owner that there is no ground rent payable in relation to this property

ACCOMMODATION

FIRST FLOOR

Entrance Hall

Entrance door, wood-effect laminate flooring with underfloor heating, door to stairs leading to first floor, doors to Living Kitchen and Bedroom Two.

Open-plan Living Dining Kitchen 4.75m x 5.82m max (15'7" x 19'1" max)

Generously proportioned, open-plan space featuring attractive wood-effect laminate flooring with underfloor heating and incorporating Kitchen Area, Dining Area and Living Area as follows:

Kitchen Area

Excellent range of contemporary units comprising granite work surfaces with matching upstand and breakfast bar area, inset single drainer sink with mixer tap, soft-close high-gloss base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted display cabinet with ambient lighting beneath.

Integrated appliances include washer-dryer, fridge with freezer compartment, electric oven and induction hob with stainless steel extractor above.

Built-in cupboard, recessed ceiling spotlights, window to front.

Dining Area

Window to front.

Living Area

Heating thermostat, video entry phone, door to under-stairs store cupboard.

Bedroom Two 3.28m x 4.42m (10'9" x 14'6")

Underfloor heating, recessed ceiling spotlights, French doors to rear leading to Juliet balcony, internal door to en suite.

En-suite Shower Room 2.13m x 1.50m (7'0" x 4'11")

Contemporary white suite of low-level WC and wall-mounted rectangular hand basin with mixer tap, corner shower cubicle with deluge shower above, further handheld shower attachment and tiled surround, matching half-tiled walls, tiled flooring with underfloor heating, recessed ceiling spotlights, window to rear.

SECOND FLOOR

Bedroom One 5.69m max x 3.99m (18'8" max x 13'1")

Wall-mounted contemporary pebble-effect electric fire, radiator with Drayton thermostat, recessed ceiling spotlights, dual-aspect windows to front and rear, doors to walk-in wardrobe and en suite.

Walk-in Wardrobe 2.24m x 1.75m (7'4" x 5'9")

Large carpeted walk-in wardrobe housing Worcester gas-fired central heating boiler.

En-suite Bathroom 3.35m x 1.75m (11'0" x 5'9")

Contemporary white suite comprising low-level WC, 'his-and-hers' wall-mounted rectangular vanity hand basin with two mixer taps and panelled 'P'-shaped bath with deluge shower above and further handheld

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shower attachment. Fully tiled splashbacks, LED illuminated vanity mirror, tiled flooring, electric chrome towel rail, recessed ceiling spotlights.

OUTSIDE

Parking

The property includes an allocated parking space marked '6c'.

Shared Rear Courtyard Garden

Brick-paved, fully enclosed.

TENURE

Leasehold

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Main heating - boiler and underfloor, mains gas

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast and Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely; Three and O2 - voice and data limited; Vodafone - none

Outdoor: EE, Three, O2 and 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.

FLOOD RISK

There is no flood risk for this property.

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

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.

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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.





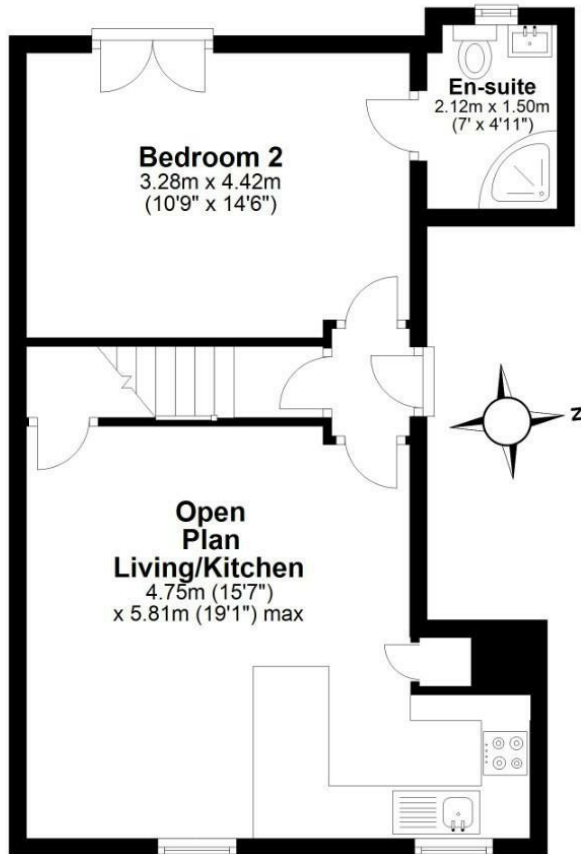




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First Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 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	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC