



Flat 6 Preston Court, Uppingham Road, Preston, Rutland, LE15 9NW
Offers In Excess Of £130,000



Chartered Surveyors & Estate Agents



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DESCRIPTION

Beautifully maintained and comprehensively upgraded self-contained first-floor flat situated in a desirable Rutland village and enjoying far-reaching countryside views.

No 6 Preston Court offers stylishly appointed and tastefully presented two-bedroom accommodation with one bathroom, a superbly refitted kitchen and adjacent living and dining area.

Outside, there is one allocated parking space found at the rear of the building.

Tenure: Leasehold

Length of Lease: 176 years (lease extended from 02/06/2023)

Years remaining: 175 years

Annual maintenance charge amount: £1,050.00 (payable half-yearly)

Maintenance charge period: from January 2024 to December 2024

ACCOMMODATION

FIRST FLOOR

External stairs leading up to a balcony give access to Flat No 6.

Open-plan Kitchen & Living Room 6.22m x 3.15m (20'5" x 10'4")

A light and airy living space incorporating Kitchen Area and Living Area as follows:

Kitchen Area

Refitted with a range of contemporary units featuring polished concrete-effect work surfaces with matching upstands, integral stainless steel sink unit with mixer tap, ample high-gloss soft-close base units and matching eye-level wall cupboards. Integrated appliances comprise washing machine, LAMONA electric oven and two-ring gas hob with cooker hood above.

Wall-mounted WORCESTER gas central heating boiler (recently serviced), fitted floating shelving units, wood-effect laminate flooring, recessed ceiling spotlights, window and door to exterior.

Living & Dining Area

Two radiators, wood-effect laminate flooring, fitted floating shelving units, wall-light points, window to front providing far-reaching countryside views.

Inner Lobby

Wood-effect laminate flooring.

Bedroom One 3.45m x 2.79m (11'4" x 9'2")

Built-in wardrobe with curtained front, hanger rail and shelf, radiator, wood-effect laminate flooring, window to front providing delightful countryside views.

Bedroom Two 1.80m x 2.13m (5'11" x 7'0")

Radiator, wood-effect laminate flooring, window to rear.

Bathroom 1.83m x 3.07m (6'0" x 10'1")

White suite comprising concealed cistern WC, pedestal hand basin and panelled bath with mixer shower above. Fully tiled splashbacks, recess housing mirror with concealed lighting above, heated towel rail, extractor fan, built-in linen cupboard, tiled floor.

OUTSIDE

The property includes an allocated parking space situated at the rear of the building.



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SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

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

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.

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.

COUNCIL TAX

Band A
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.

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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.

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 Flat

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 42.3 sq. metres (454.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	65	
(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 (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		
(1-20) G		
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