



5 Gerard Court, Johnson Road, Uppingham, Rutland, LE15 9SW
Guide Price £150,000



Chartered Surveyors & Estate Agents

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

5 Gerard Court, Johnson Road, Uppingham, Rutland, LE15 9SW

Tenure: Leasehold

Council Tax Band: A (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Beautifully presented first-floor apartment in a ready-to-move-into condition situated in a pleasant residential area of the historic market town of Uppingham.

The elegantly appointed accommodation benefits from gas-fired central heating system and features refitted, contemporary kitchen and bathroom.

The interior briefly comprises Hall, Laundry Room, Lounge with balcony, Kitchen/Diner, two double Bedrooms and Bathroom with four-piece suite.

Tenure: Leasehold

Managing Agent: Amplious

Lease: 95 years of 125-year lease remaining

Lease commenced on 21/02/1994.

Ground Rent: £10.00 per annum

Service Charge: £1,024.00 per annum (01/04/2025 - 31/03/2026).

ACCOMMODATION

GROUND FLOOR

Communal Entrance

FIRST FLOOR

Hall 5.03m x 1.32m (16'6" x 4'4")

Entrance door, radiator, built-in cupboard with radiator and further integral store, ceiling cornice, entry phone.

Laundry Room

Freestanding washing machine (included in the sale), built-in storage cupboard.

Lounge 4.55m x 3.78m (14'11" x 12'5")

Well-proportioned, dual-aspect reception room featuring living-flame coal-effect gas fire set in period-style fireplace with marble inset and matching raised hearth, two radiators, ceiling cornice, window to side, picture window and French door giving access to balcony (with wrought iron balustrade) and providing a pleasant elevated outlook.

Dining Kitchen 4.90m x 2.57m (16'1" x 8'5")

Range of good quality, contemporary fitted units incorporating extensive granite work surfaces with matching upstand, inset sink with mixer tap, base cupboard and drawer units, corner carousel units and matching eye-level wall cupboards.

Built-in appliances comprise fridge-freezer, stainless steel gas oven and gas hob with cooker hood above. There is a wall-mounted gas central heating boiler, under-counter space and plumbing for dishwasher. Included in the sale is a further freestanding fridge-freezer.

Radiator, attractive tiled floor, ceiling cornice, recessed spotlighting, window to side.

Bedroom One 3.78m x 2.69m (12'5" x 8'10")

Built-in wardrobe, radiator, ceiling cornice, window to front.

Bedroom Two 3.78m x 2.84m (12'5" x 9'4")

Built-in wardrobe, radiator, ceiling cornice, window to front.

Bathroom 1.57m x 3.12m into shower (5'2" x 10'3" into shower)

Equipped with a contemporary white suite and featuring panelled bath with granite upstand, separate shower cubicle with tiled surround and vanity unit incorporating concealed-cistern WC and inset hand basin with adjoining granite top, matching upstand and cupboards beneath.

Heated towel rail, radiator, ceiling cornice, recessed ceiling spotlights, extractor fan.

OUTSIDE

Parking

The property includes a car parking space.

External Lockable Storage

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, variable in-home

5 Gerard Court, Johnson Road, Uppingham, Rutland, LE15 9SW

Tenure: Leasehold

Council Tax Band: A (Rutland County Council)



Chartered Surveyors & Estate Agents

O2 - good outdoor

Three - good outdoor

Vodafone - variable outdoor

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.

UPPINGHAM

Uppingham is a jewel of a market town, situated in the southern part of Rutland, it is famous for its independent school and it brings many cultural opportunities to the town for the residents to enjoy.

Within the town centre are a good range of shops catering for most needs together with various services including doctors surgery, opticians, chemist, library, dentist.

For commuters Uppingham is ideally positioned within an easy car drive to a number of centres, including Leicester, Peterborough, Oakham, Stamford, Kettering, Corby and Market Harborough. The A14 A1/M1 link, approximately 10 miles away between Kettering and Corby and there one can access the motorway system of England. For train travellers Kettering station, approximately 20 minutes' drive offers frequent services to London St Pancras and the north.

Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle or just spend time at Rutland Water where there are further pleasures to be enjoyed including sailing, fishing, windsurfing etc. In addition there are many sports throughout Uppingham and Rutland catering for most needs.

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.

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 Gerard Court, Johnson Road, Uppingham, Rutland, LE15 9SW
Tenure: Leasehold
Council Tax Band: A (Rutland County Council)



Chartered Surveyors & Estate Agents

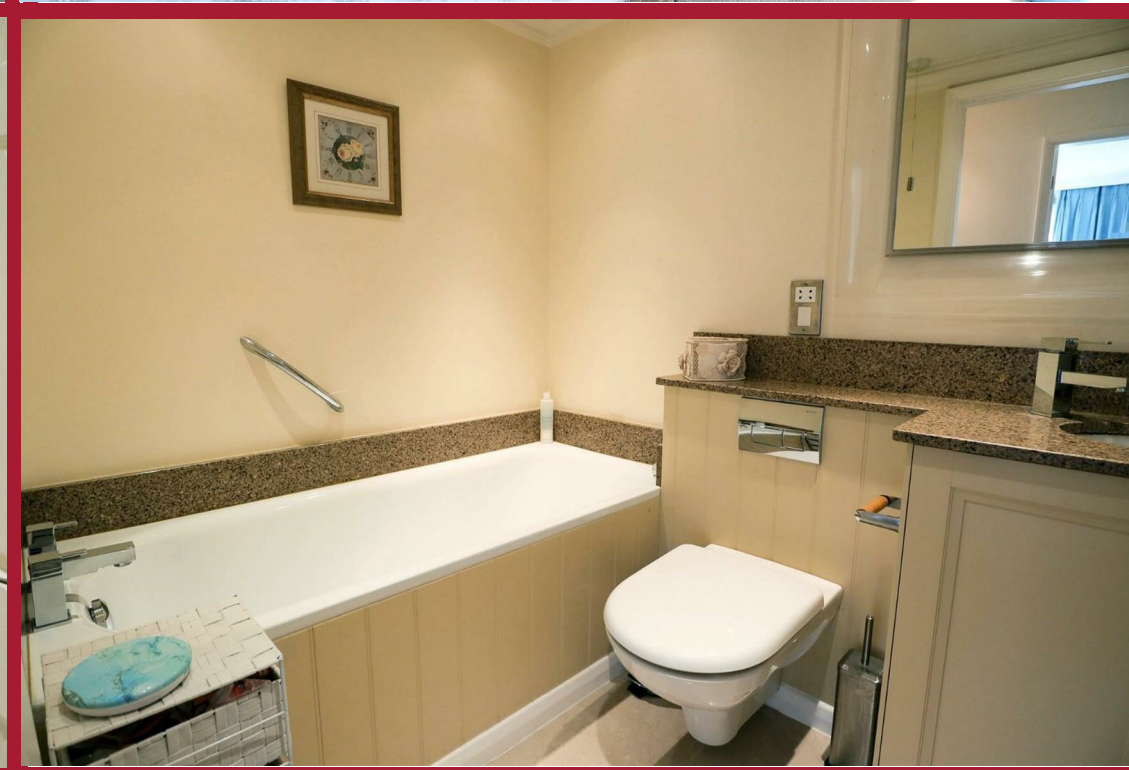
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

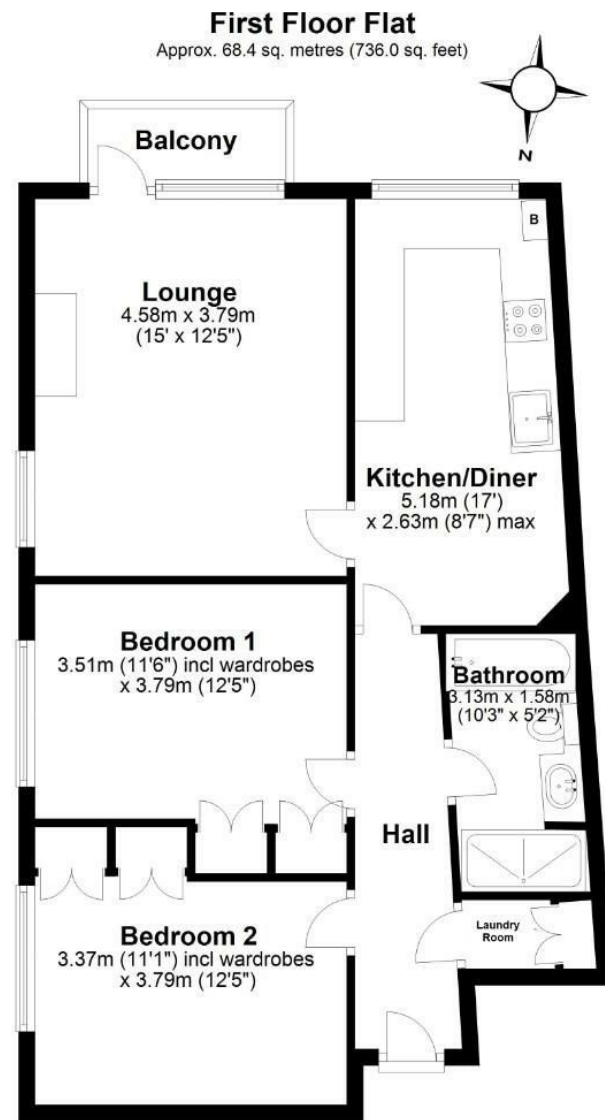








Chartered Surveyors & Estate Agents



Total area: approx. 68.4 sq. metres (736.0 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		
(69-80) C	75	77
(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

