



4 The Sidings, Oakham, Rutland, LE15 6RN
Guide Price £115,000



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4 The Sidings, Oakham, Rutland, LE15 6RN
Tenure: Leasehold
Council Tax Band: B (Rutland County Council)



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Modern, first-floor, self-contained apartment with an allocated car parking space situated on the popular development close to local amenities and convenient for Oakham town centre.



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The well-proportioned accommodation benefits from gas central heating and UPVC double glazing and briefly comprises Entrance Lobby, Hallway, Living Room, fitted Kitchen, two Bedrooms and Bathroom.

Outside there is an allocated car parking space.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall

Stairway leading to upper floors.

FIRST FLOOR

Entrance Lobby

Entrance door leading to:

Hallway

Radiator, built-in cupboard, intercom for secure entry system.

Living Room 4.06m x 4.60m (13'4" x 15'1")

Two radiators, two windows.

Kitchen 2.84m x 2.62m (9'4" x 8'7")

Range of fitted units incorporating roll-top work surfaces, inset single drainer stainless steel unit with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise electric oven and gas hob with

extractor above. There is under-counter space and plumbing for washing machine and a further under-counter appliance space. Tiled splash-backs, tiled floor, radiator, wall-mounted gas central heating boiler, window.

Bedroom One 2.67m x 4.01m (8'9" x 13'2")

Radiator, window.

Bedroom Two 2.92m x 2.31m (9'7" x 7'7")

Radiator, window.

Bathroom 2.72m x 1.55m (8'11" x 5'1")

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

Tiled splash-backs, radiator, extractor fan, window.

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 availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home

O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor, variable in-home
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.

LEASEHOLD INFORMATION

Tenure: Leasehold

Managing Agent: Encore Estates

Lease: 129 years of 150 year lease remaining.

Lease commenced on 1st January 2005.

Ground Rent: £167.82 per annum payable 1st Feb (£83.91) and 1st Aug (£83.91).

Service Charge: £1,630.57 per annum payable on 1st January.

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

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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 B

Enquiries to 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.

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.

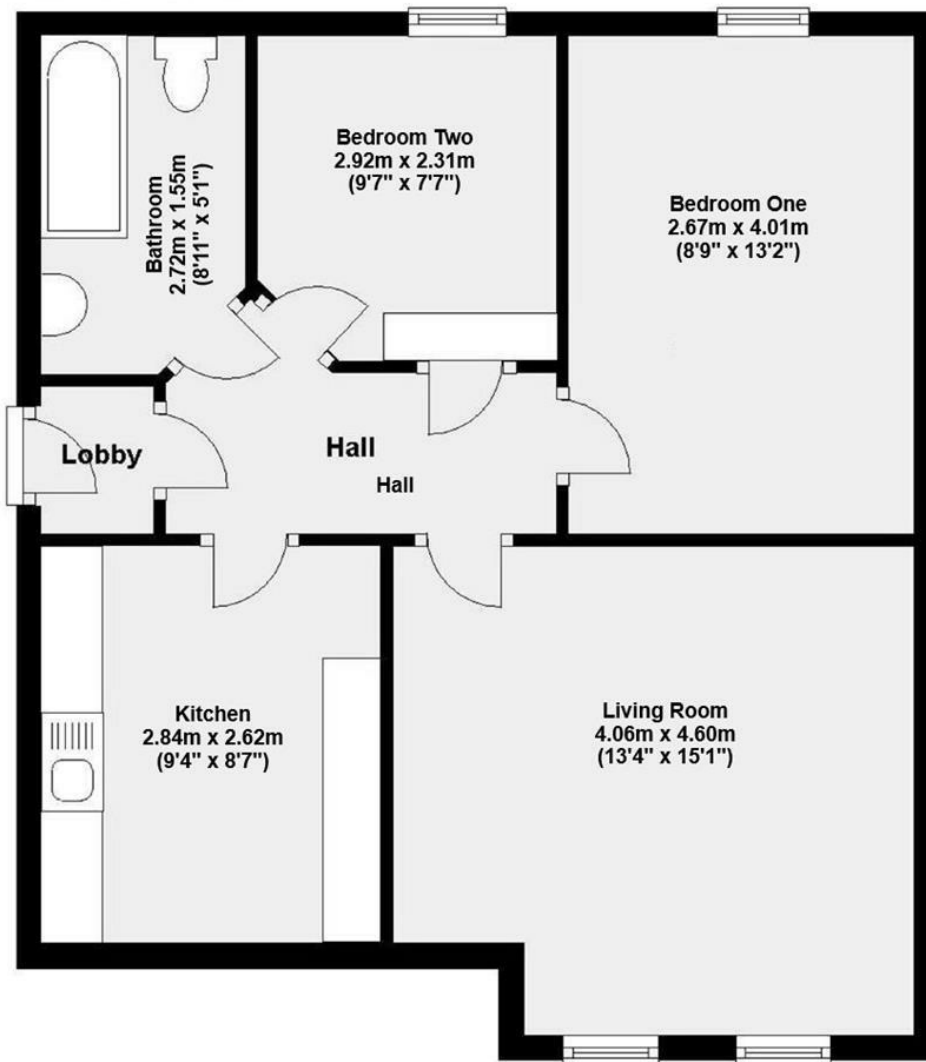
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.





Not to scale - for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(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		

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