



21 Linnet Court, Uppingham, Rutland, LE15 9UR
Guide Price £109,000



Chartered Surveyors & Estate Agents

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21 Linnet Court, Uppingham, Rutland, LE15 9UR

Tenure: Leasehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

An attractive modern second-floor apartment with an allocated parking space situated in a popular residential area of Uppingham.

The accommodation has full double glazing and electric storage heaters and briefly comprises Entrance Hall, open-plan Living Room and Kitchen, two Bedrooms and Bathroom.

GROUND FLOOR

Communal Entrance Hall

With access to upper floors.

SECOND FLOOR

Entrance Hall

Entrance door, built-in airing cupboard housing hot water cylinder, electric storage heater.

Open-plan Kitchen & Living Area

comprising:

Living Area 2.95m x 5.89m (9'8" x 19'4")

Electric storage heater, dual aspect with window and French doors to Juliet balcony.

Kitchen 2.24m x 2.97m (7'4" x 9'9")

Fitted units incorporating granite-effect worktops, inset single drainer sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and shelving. Integrated electric AEG oven and Electrolux hob with extractor fan above, built-in

kick-space heater, undercounter space with plumbing for washing machine, space for upright fridge-freezer.

Tiled splashbacks, tiled floor, window.

Bedroom One 2.82m x 3.58m (9'3" x 11'9")

Fitted wardrobes, electric storage heater, window.

Bedroom Two 2.06m x 3.58m max (6'9" x 11'9" max)

Electric storage heater, window.

Bathroom 2.06m x 2.82m max (6'9" x 9'3" max)

White suite comprising low-level WC, pedestal hand basin and panelled bath with electric shower above. Fully tiled splashbacks and matching partially tiled walls, tiled floor, electric storage heater, shaver point, extractor fan.

OUTSIDE

Parking

The property includes an allocated parking space.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Electric storage heaters

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor, variable in-home

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.

LEASEHOLD INFORMATION

Term of lease: 125 years from 01/04/2004.

Years remaining: 103.

Service charge: £2,003.56 payable in instalments of £1,0001.78 twice a year.

Ground rent: £100.00 payable twice a year.

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', chemists', library and dentists'.

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

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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 B

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.

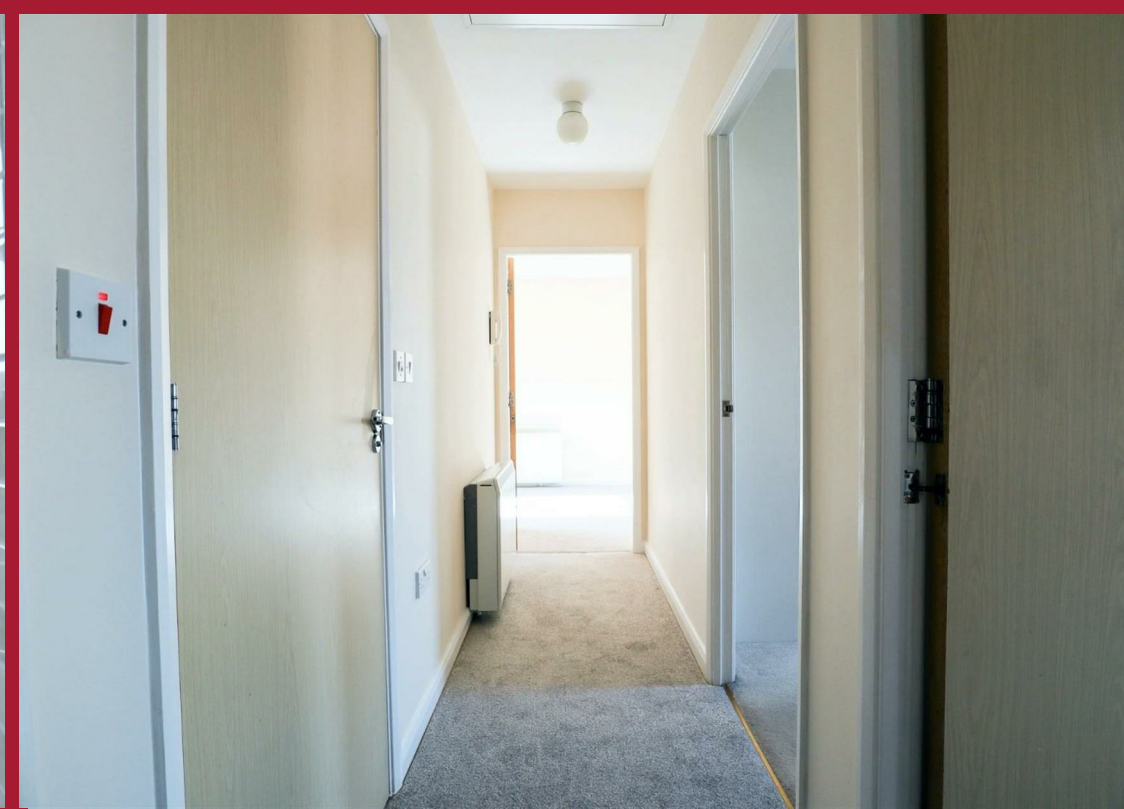
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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.

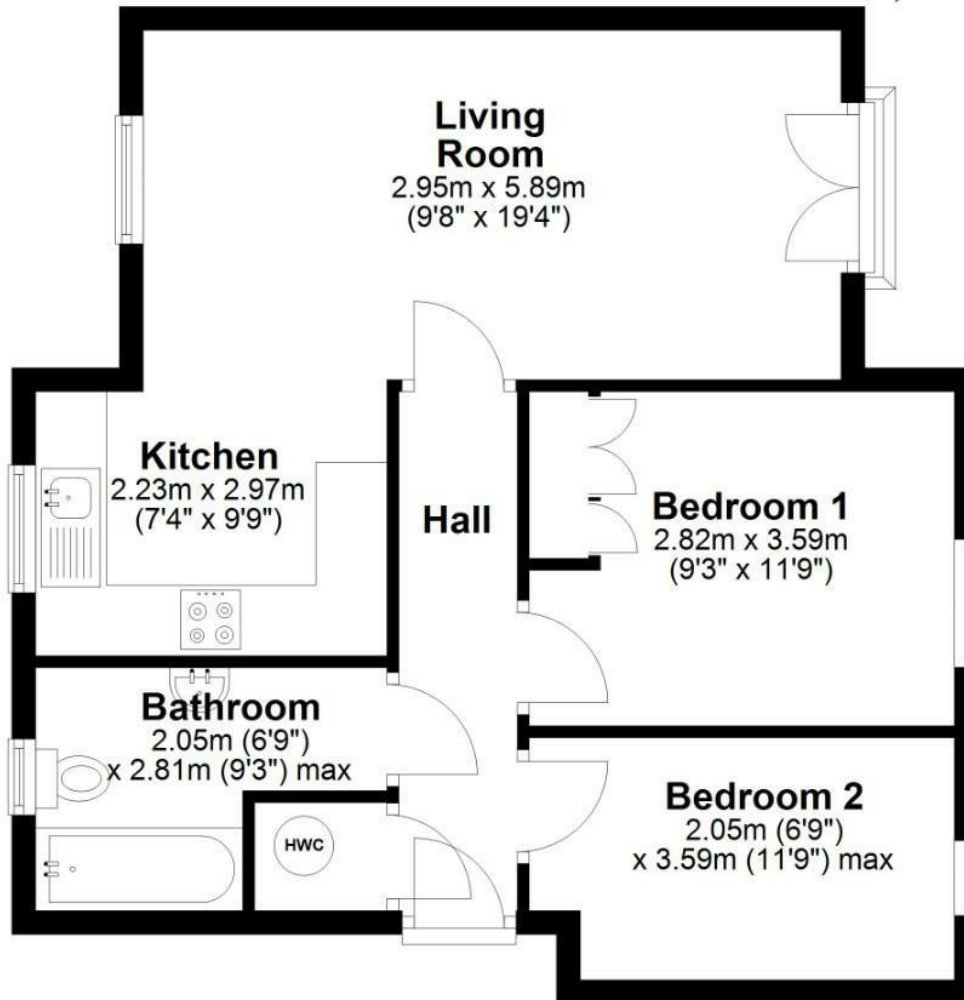
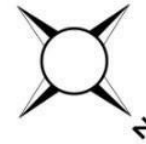






Second Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



Total area: approx. 53.8 sq. metres (578.8 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC