



15 Linnet Court, Uppingham, LE15 9UR

 **NEWTON FALLOWELL**



Key Features

- Two Bedroom Second Floor Apartment
- No Onward Chain
- Walking Distance To Uppingham Town Centre
- Open-Plan Living / Kitchen Area
- Juliet Balcony To Front Aspect
- Master Bedroom With Fitted Storage
- Modern Three-Piece Bathroom
- Entrance Hall With Built-In Storage
- EPC Rating C
- Leasehold

Offers in excess of £110,000





Situated within easy reach of Uppingham's charming market town centre, this well-presented two-bedroom apartment offers light-filled, well-balanced accommodation ideally suited to modern, low-maintenance living.



The property is introduced via a central entrance hall, providing access to all principal rooms and incorporating useful built-in storage. The main living space is arranged in an open-plan format, combining a comfortable sitting area with a well-appointed kitchen. The kitchen is fitted with a range of contemporary units and ample work surfaces, creating a practical and sociable environment, while the living area benefits from a Juliet balcony to the front aspect, allowing for excellent natural light and an enhanced sense of space.



The accommodation continues with two well-proportioned bedrooms. The principal bedroom benefits from extensive fitted storage, while the second bedroom offers flexibility for use as a guest room, study or additional dressing space. A modern three-piece bathroom serves both bedrooms and is finished in a clean, neutral style.

Overall, the property represents an ideal first-time purchase, investment or downsize opportunity, combining a convenient town-centre setting with well-considered internal accommodation

Room Dimensions

Entrance Hall 3.88m x 3.05m (12'8" x 10'0")

Open Plan Kitchen/Living Room 6.4m x 3.73m (21'0" x 12'2")

Bedroom One 3.74m x 3.05m (12'4" x 10'0")

Bedroom Two 3.25m x 2.13m (10'8" x 7'0")

Bathroom 2.13m x 1.92m (7'0" x 6'4")

Council Tax Information

Local Authority: Rutland County Council
Council Tax Band: B

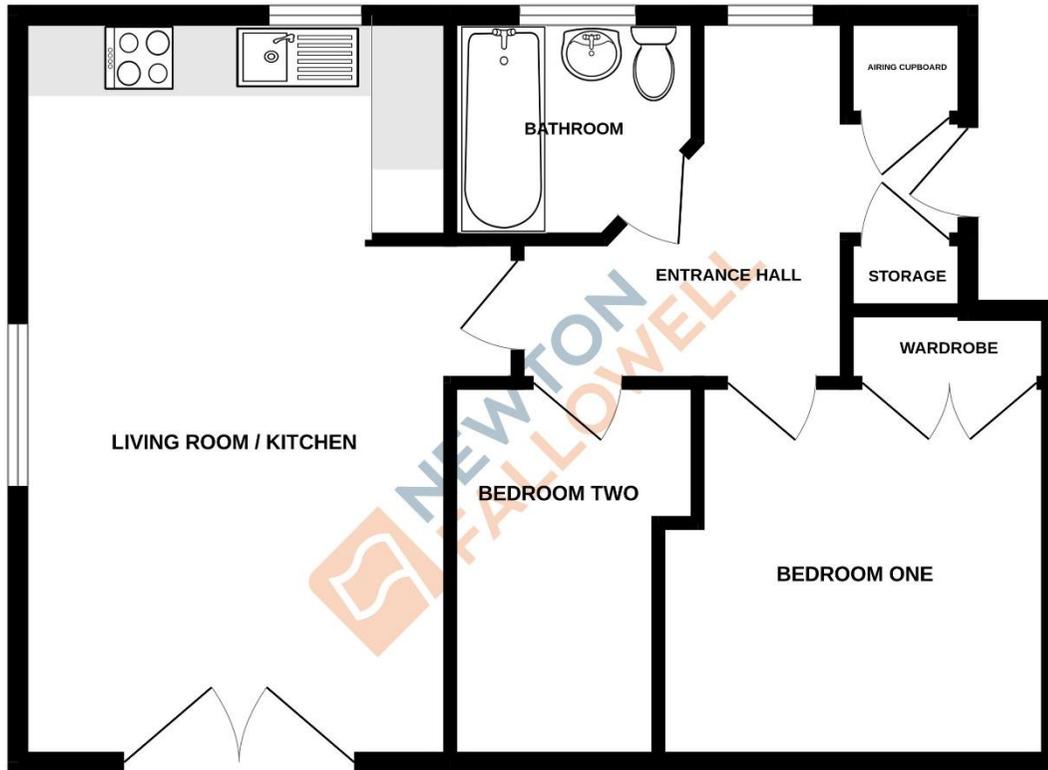
Leasehold Information

The property benefits from a 125 year lease granted in April 2004. We are advised that the owner pays a service charge of approximately £2000 per annum to Metro PM and ground rent of £200 per annum to Homeground. Contact Newton Fallowell for further information.

Agents Notes: Draft Details

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



LINNET COURT, GOLDFINCH ROAD, UPPINGHAM, RUTLAND, LE15 9UR

TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01572 335005

oakham@newtonfallowell.co.uk

24 Catmos Street, Oakham, LE15 6HW