



61 Branston Road, Uppingham, Rutland, LE15 9RR
Guide Price £100,000



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61 Branston Road, Uppingham, Rutland, LE15 9RR

Tenure: Leasehold

Council Tax Band: A (Council Tax Band)



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DESCRIPTION

FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS

A top (second)-floor apartment offering well-proportioned accommodation in an established residential area on the edge of the historic market town of Uppingham.

The accommodation has electric heating and full double glazing and briefly comprises Entrance Hall, Living Room, Kitchen, two Bedrooms, Bathroom and separate WC.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall

With stairs leading to upper floors.

SECOND FLOOR

Entrance Hall

Entrance door, radiator, two large built-in storage cupboards.

Living Room 4.52m x 3.53m (14'10" x 11'7")

Radiator, dual aspect with bay window to front, window to side and adjoining external door giving access to balcony providing a pleasant elevated outlook.

Kitchen 2.69m x 3.66m (8'10" x 12'0")

Range of fitted units incorporating work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Included in the sale is Beko electric cooker and Indesit washing machine.

Large Pantry, window to side.

Off Hallway:

Bedroom One 3.84m x 3.53m (12'7" x 11'7")

Electric heater, window to front.

Bedroom Two 3.81m x 3.33m (12'6" x 10'11")

Electric heater, window to front.

Bathroom 2.08m x 1.98m (6'10" x 6'6")

White suite comprising low-level WC, pedestal hand basin and panelled bath with Mira electric shower above, a further mixer shower attachment and glass

screen. Mermaid boarding to splashbacks, heated towel rail.

WC

With fitted white low-level WC.

OUTSIDE

Store

Situated within a detached block of stores.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Electric Room Heaters

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - variable outdoor
Three - good outdoor, variable in-home
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,

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telephone or television points have been tested by the Selling Agents.

LEASEHOLD INFORMARTION

Term of lease: 125 years from 21/03/2013

Years remaining: 112

Current Service Charge: £1,132.72 per annum (from 01/04/2025 to 31/03/2026) payable in advance by monthly instalments of £92.81.

Ground Rent: £9.96 per annum

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 railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which 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 A

Enquiries to Rutland County Council, Oakham
01572-722577

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.

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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.





