



39a Northgate, Oakham, Rutland, LE15 6QR
Guide Price £135,000



Chartered Surveyors & Estate Agents

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39a Northgate, Oakham, Rutland, LE15 6QR
Council Tax Band: B (Council Tax Band)
Tenure: Leasehold



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DESCRIPTION

Recently recarpeted and redecorated ground-floor apartment with an allocated parking space situated a stone's throw from the town centre amenities and railway station.

The accommodation briefly comprises Entrance Hall, Lounge, Kitchen/Diner, two Double Bedrooms and Bathroom.

The property is available with NO CHAIN and offers an excellent first-time purchase or investment opportunity.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 5.50m x 0.97m (18'0" x 3'2")

Entrance door with fan detail, electric storage heater, built-in airing cupboard housing hot water cylinder, tiled floor, recessed ceiling spotlights.

Lounge 3.13m x 3.17 (10'3" x 10'4")

Electric storage heater, laminate flooring, box bay window to front, opening through to Kitchen/Diner.

Kitchen/Diner 2.72m x 4.40m (8'11" x 14'5")

Range of modern fitted units incorporating roll-top work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise Indesit washing machine, CDA fridge with freezer compartment, Indesit electric oven

and electric hob with stainless steel splashback and matching extractor fan above.

Electric storage heater, tiled splashbacks, tiled floor, recessed ceiling spotlights, dual-aspect windows to side and rear.

Bedroom One 2.99 x 3.75m (9'9" x 12'3")

Electric storage heater, window to rear.

Bedroom Two 2.97m x 3.71m (9'9" x 12'2")

Built-in triple wardrobe, electric storage heater, window to rear.

Bathroom 1.70m x 2.08m (5'6" x 6'9")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass screen. Tiled splashbacks, tiled floor, electric storage heater, recessed ceiling spotlights, window to front.

OUTSIDE

Parking

The property includes an allocated parking space for one car.

Communal Garden

To the rear of the property there is a fully enclosed, gravelled area of communal garden.

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:
Indoor: EE, O2 - voice and data likely; Three, Vodafone - voice and data limited;
Outdoor: EE, O2, Three, Vodafone - voice and data limited.
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.

TENURE

Leasehold

LEASEHOLD INFORMATION

Lease term: 125 years from 2004

Years remaining: 104

Annual service charge: £600.00 payable monthly in advance by £50.00 installments to Kerridge House (2004 Management) Ltd. The management company and freehold are owned in equal shares across the four apartments. Upon sale completion, the 25% share in ownership will be transferred to the new owner.

Contact Murray for more details.

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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 B
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.

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.

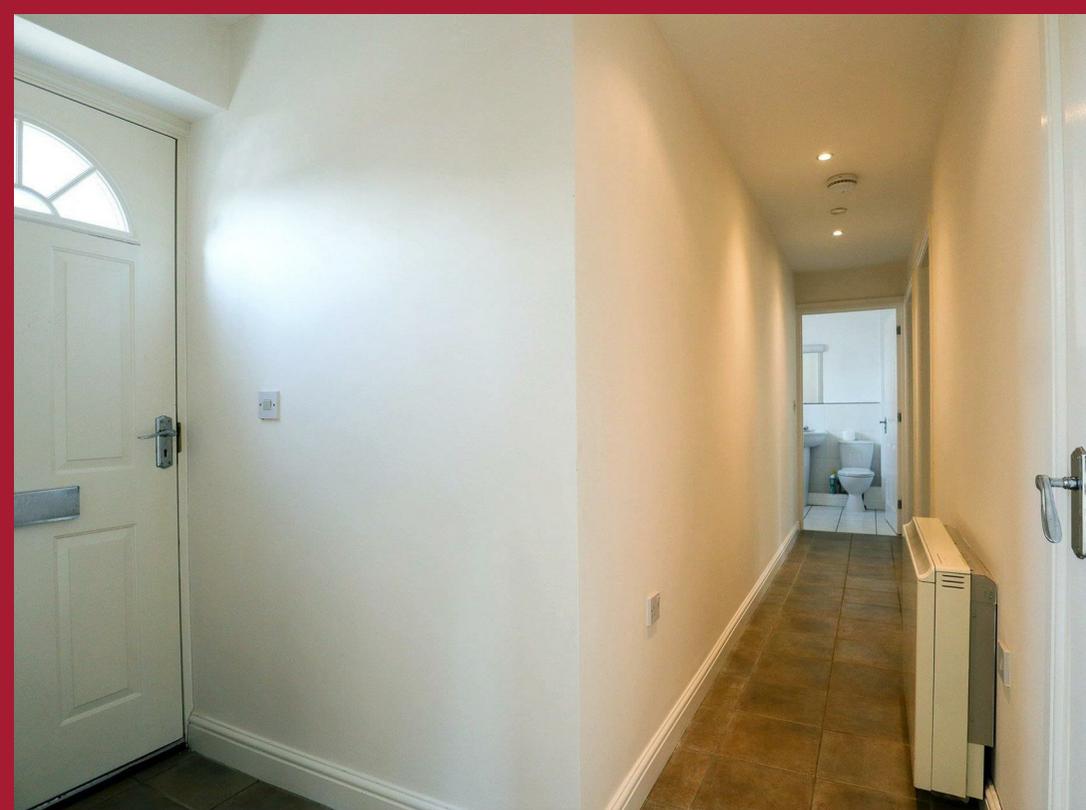
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

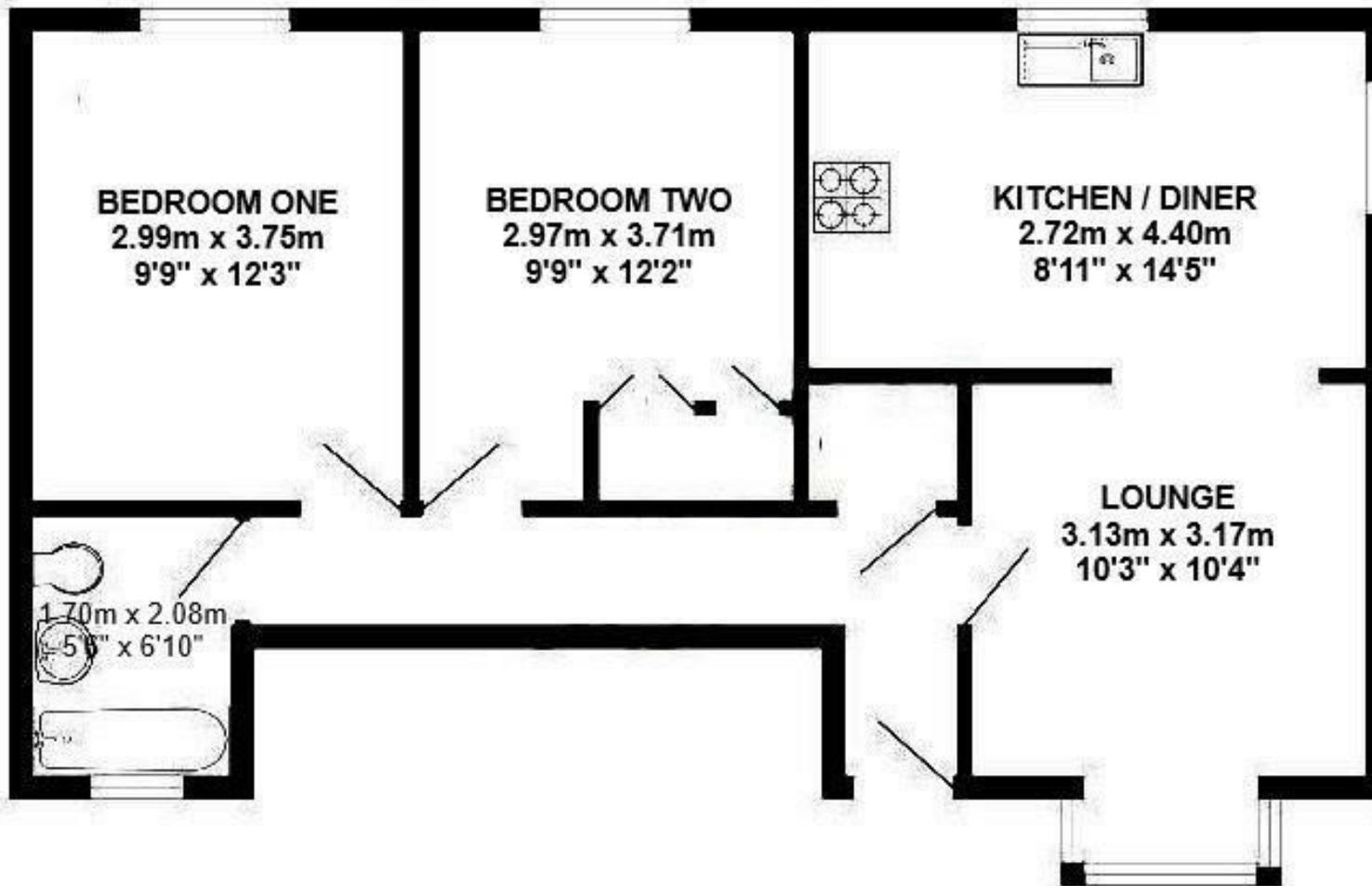
Money Laundering Regulations 2003

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.





GROUND FLOOR



NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC |