



28 Queens Road, Uppingham, Rutland, LE15 9SH
Offers Over £185,000



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28 Queens Road, Uppingham, Rutland, LE15 9SH

Tenure: Leasehold

Council Tax Band: A (Council Tax Band)



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DESCRIPTION

Leasehold maisonette with the rare opportunity to purchase the freehold interest relating to this property and one additional flat within the building.

An attractive extended maisonette offering generous accommodation and private gardens. The property is sold leasehold with the opportunity to acquire the freehold to this maisonette and another flat within the building, providing a rare investment and ownership opportunity.

With light, airy and well-appointed accommodation, ample off-road parking, and delightful wrap-around private gardens of generous proportions, the property is situated on the edge of the sought-after market town of Uppingham.

The property provides tastefully appointed and spacious accommodation, in excellent decorative order throughout. Arranged over two storeys, the interior offers a high degree of flexibility and features two modern kitchens and contemporary sanitary wear. The accommodation can be summarised as follows:

GROUND FLOOR: Entrance Hall, Utility/Cloakroom, open-plan Living Dining Kitchen, Bedroom Three/Snug with en-suite Shower Room; FIRST FLOOR: Lounge/Dining Room, Kitchen with high-gloss units and wooden worktops, two Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door with leaded light, built-in cloaks cupboard, built-in meter cupboard with sliding door, radiator, laminate flooring, stairs leading to first floor.

Utility/Cloakroom 2.44m x 1.93m (8'0" x 6'4")

Fitted worktop with inset twin-bowl sink with mixer tap and ornate tiled splashback, base cupboard and drawer units, undercounter appliance space with plumbing for washing machine and eye-level wall cupboards.

Fitted white low-level WC, laminate flooring, window to front.

Open-plan Living Dining Kitchen 4.34m x 4.47m max (14'3" x 14'8" max)

Kitchen Area featuring wood-effect worktop with metro tiles to splashbacks, inset sink with mixer tap, base cupboards and drawer and undercounter appliance space.

Two electric radiators, laminate flooring, recessed ceiling spotlights, dual-aspect windows and external double-glazed external door to garden.

Bedroom Three/Snug 2.36m x 3.38m (7'9" x 11'1")

Electric radiator, recessed ceiling spotlights, window to side.

En-suite Shower Room 2.34m x 1.04m (7'8" x 3'5")

Featuring a contemporary unit incorporating concealed-cistern WC and hand basin with adjoining vanity top and storage beneath, walk-in shower cubicle with Triton power shower and mermaid boarding to surround, electric towel rail, extractor fan, window to side.

FIRST FLOOR

Landing

Built-in cupboard housing hot water cylinder, recessed ceiling spotlights, loft access hatch.

Lounge/Dining Room 5.54m x 3.66m max (18'2" x 12'0" max)

Decorative fireplace recess with raised hearth and wooden display shelf above, radiator, wall-light point, window to rear.

Kitchen 2.36m x 4.42m incl cpbd (7'9" x 14'6" incl cpbd)

Range of attractive modern fitted units incorporating wooden work surfaces with upstand, inset single drainer stainless steel sink with mixer tap, base high-gloss, soft-close cupboards and drawers, wall cupboards and shelving. Integrated appliances comprise eye-level Indesit electric double oven and electric hob with extractor above. There is

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undercounter space with plumbing for dishwasher and space for upright fridge-freezer.

Large pantry with bi-fold door housing Vaillant gas boiler and shelves, radiator, recessed ceiling spotlights, serving hatch to Lounge/Dining Room, dual-aspect windows to side and rear.

Bedroom One 3.66m x 3.66m (12'0" x 12'0")

Radiator, recessed ceiling spotlights, window to front.

Bedroom Two 2.67m max x 4.45m (8'9" max x 14'7")

Radiator, recessed ceiling spotlights, dual-aspect windows to side and front.

Bathroom 2.13m x 1.68m (7'0" x 5'6")

Refitted with contemporary white suite comprising low-level WC, vanity hand basin with mixer tap and storage beneath and 'P'-shaped bath with Triton power shower above and glass shower screen. Tiled walls, electric towel rail, laminate flooring, window to side.

OUTSIDE

Parking

The property benefits from a brick-paved area of off-road parking for up to three vehicles.

PLEASE NOTE: THE ATTACHED GARAGE DOES NOT BELONG TO THE PROPERTY.

Gardens

The property is surrounded by attractively landscaped, established gardens on three sides.

The front garden is accessed via picket hand gate and is landscaped to include a paved pathway flanked by a gravelled terrace with inset bushes and plants which leads to a timber-decked seating area and front door.

The side garden is bounded by timber fencing and laid mainly to gravel with climbers and roses to borders.

The fully enclosed, good-size rear garden enjoys a high degree of privacy being screened by mature trees and bushes. Immediately to the rear of the property there is a paved patio which leads to a further paved area providing hard standing for bins, etc. and gives access to a separate, secluded area of garden which has been arranged to include a large, square, paved sunken terrace with inset tree and raised lawns with well-stocked borders.

Included in the sale are two useful garden sheds.

TENURE INFORMATION

Tenure: Leasehold

Lease term: 125 years from 06/06/2023 to 05/06/2148

Years remaining: 122

Service charge: N/A

Ground rent: N/A

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas heating

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.

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

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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 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 A

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.

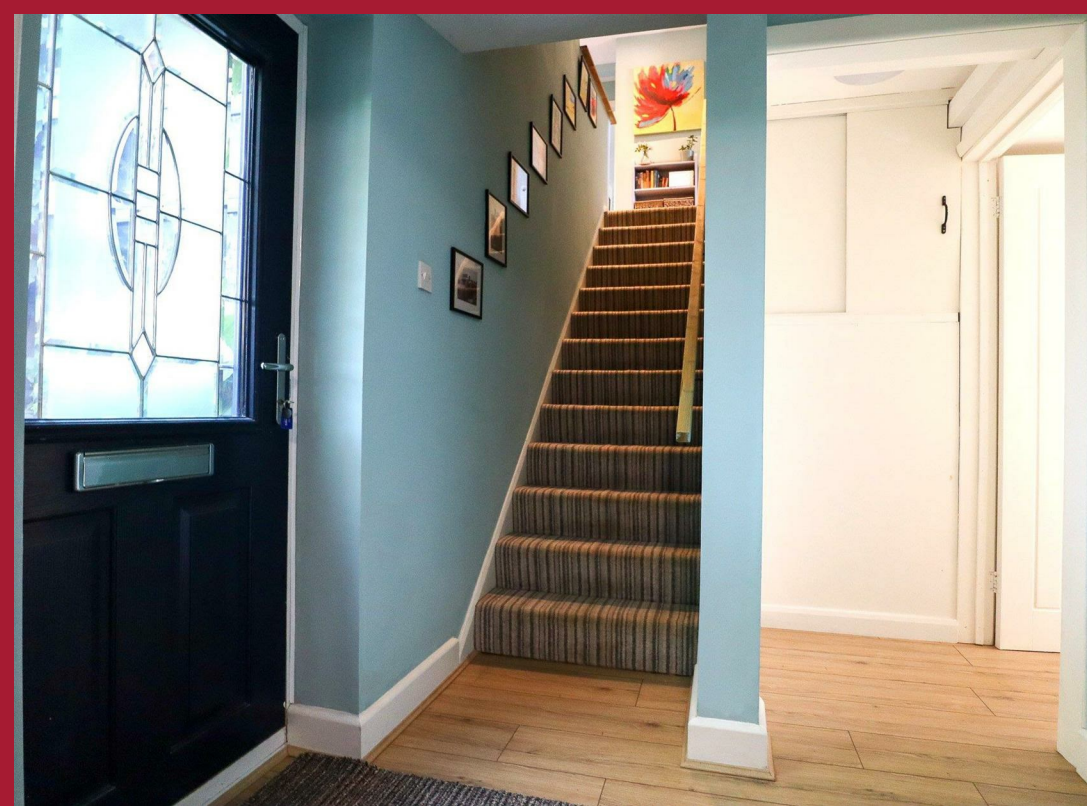
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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

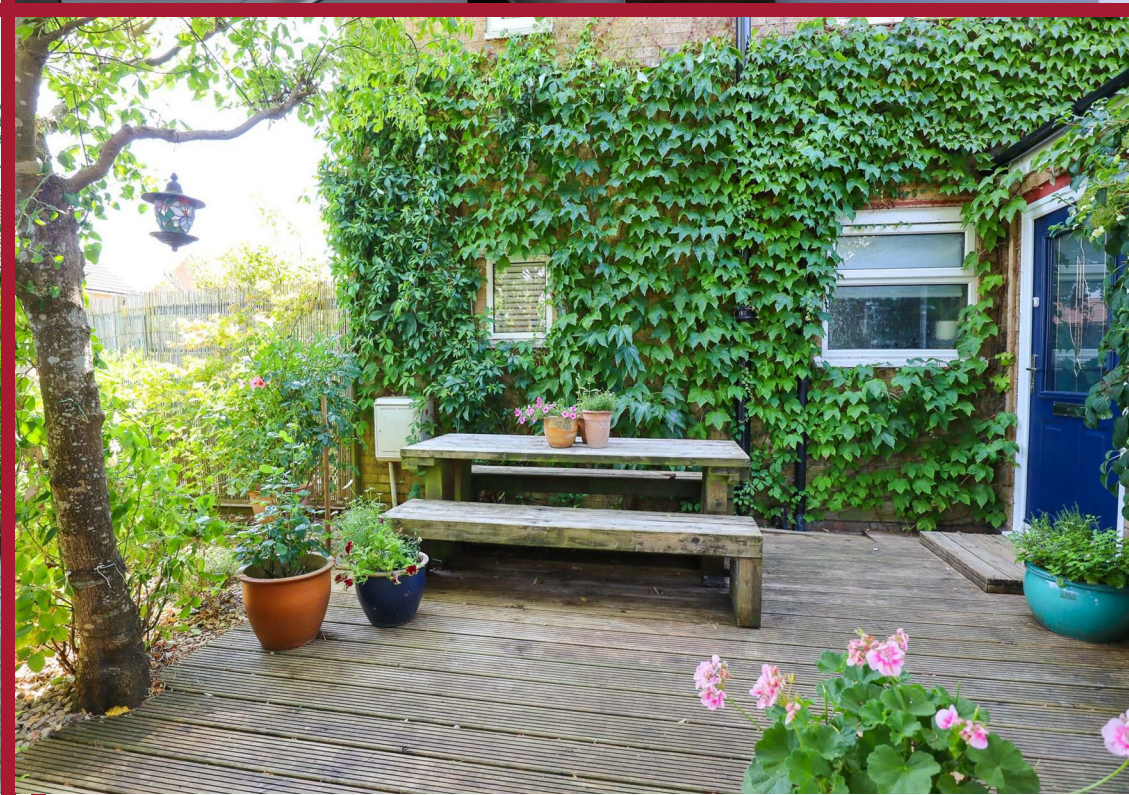
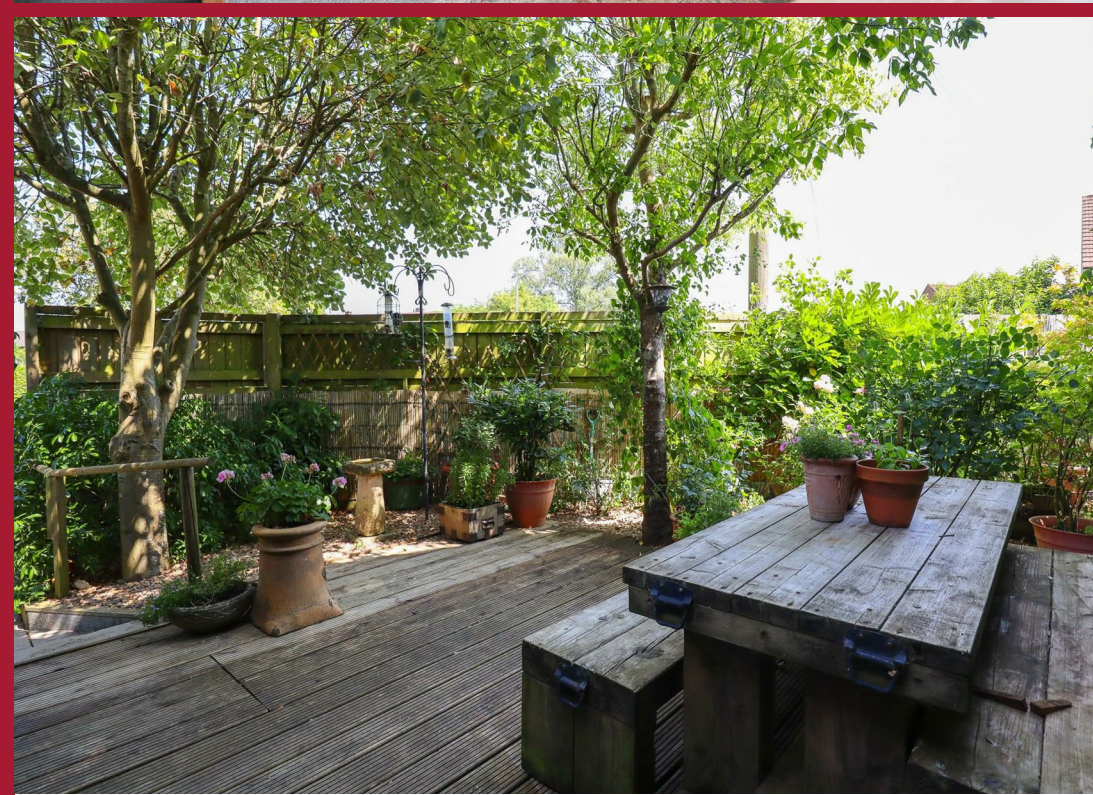
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

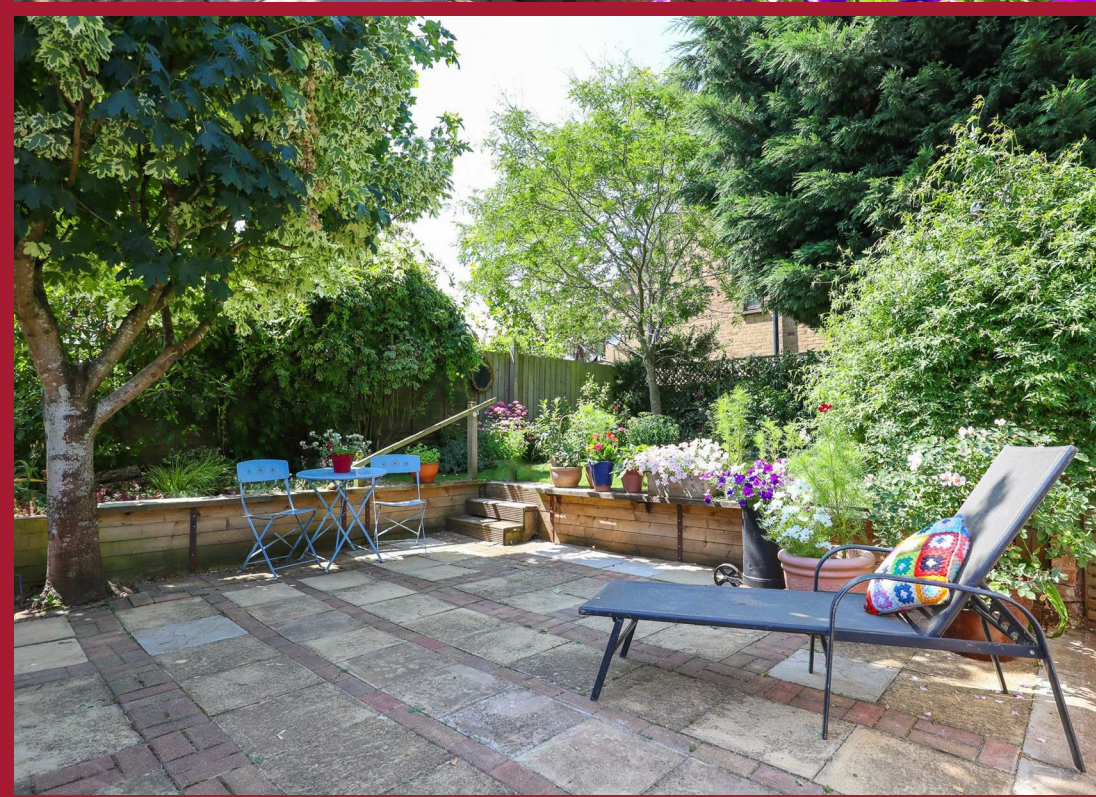


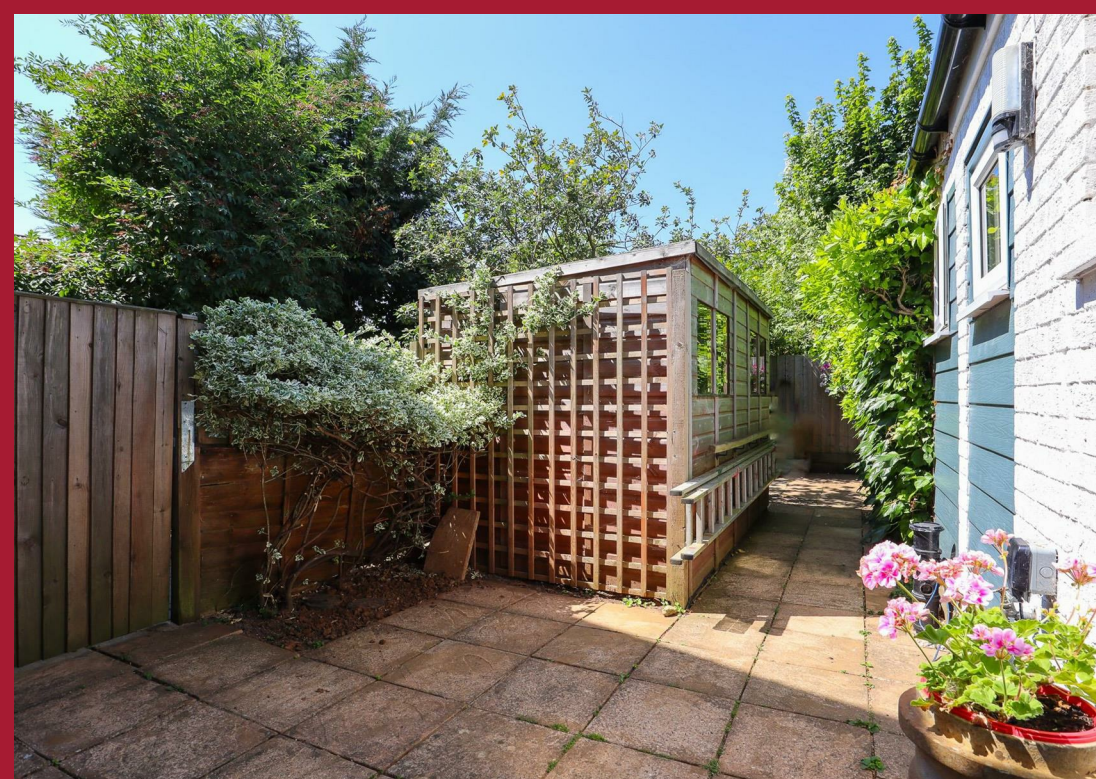










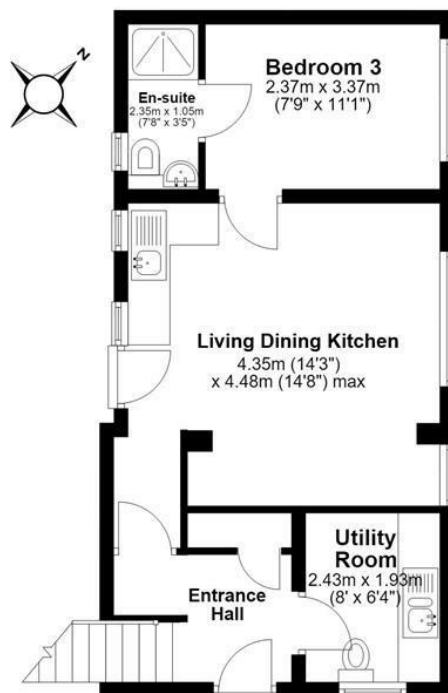




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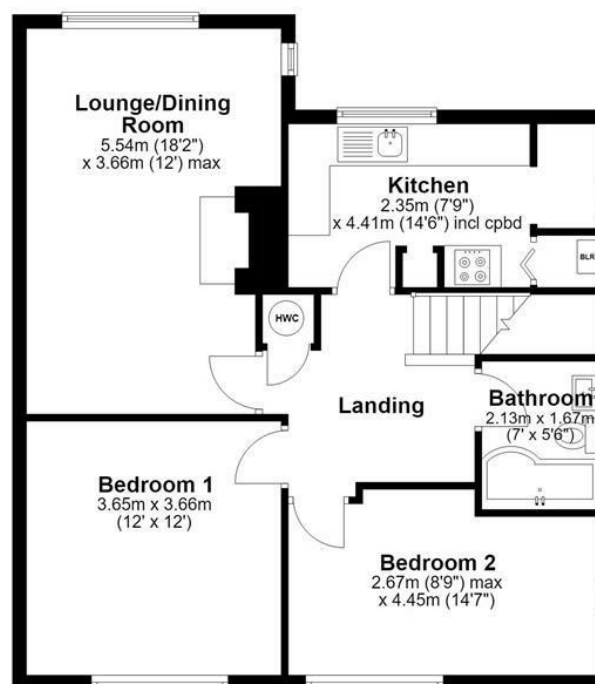
Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.3 sq. feet)



Total area: approx. 113.1 sq. metres (1217.8 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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		

England & Wales EU Directive 2002/91/EC