



Flat 8, 1, Orange Street
Uppingham, LE15 9SQ
Price Guide £195,000

Richardson

Flat 8, 1, Orange Street

Uppingham, LE15 9SQ

Situated in the heart of Uppingham just across from the Market square this stylish apartment forms part of the conversion of a landmark building into 8 luxury apartments which was carried out approximately 7 years ago. Used by the current vendor as a "lock up and go" the apartment is in excellent condition and located on the top floor, which is accessed by a lift or by stairs, and has plenty of natural light. Park your car in the private car park within the apartments allocated space and access the building via the security entry phone system. A reception hall provides access to all the rooms with cloakroom, useful store cupboard, double bedroom and bathroom. The open plan kitchen/living/dining room has a range of built in appliances including, hob, ovens, and fridge freezer. There is also a small utility room which contains a gas boiler. The utility room also has plumbing for a washing machine. The property is offered with no chain and offers a great opportunity to own an easy to maintain property within the historic market town of Uppingham.

Uppingham

Uppingham is one of England's hidden gems, a charming historic, honey coloured market town offering all that is best about Britain, a friendly welcoming town boasting a wealth of individual shops, galleries and great places to eat from traditional country pubs and cafes to fine restaurants and wine bars. Every Friday sees a lively and colourful market in the square and once a year the oldest livestock market still held in a town centre in England. Antiques, second hand tools, interesting art and Craft Shops, traditional Baker and first class Butchers all add to the charm of this lovely town.

Uppingham School

Uppingham School was founded in 1584 by Archdeacon Robert Johnson, it's impressive buildings weaving through the town and pupils much in evidence in term time, add a lively academic and atmospheric mix to the ambience. The School hosts first class music and drama performances in the Theatre and Chapel through the year.

Leisure Centre

Uppingham boasts an extensive leisure centre which is open to all members of the local community. It boasts a 25 metre swimming pool, fitness studio, squash courts, gymnasium, dance studios and a large sports hall and twelve outdoor tennis courts.





Rutland Area

The Rutland area, known as the 'second Cotswolds' is well worth exploring. Just a short drive away, or pleasant country walk, is Lyddington Bede House, originally the wing of a palace belonging to the Bishops of Lincoln and full of architectural treasures. Eyebrook Reservoir is a favourite with walkers and birdwatchers and fascinating historic churches can be found at Stoke Dry and Exton. Rutland Water is a wonderful place to walk, cycle, fish, sail or bird watch, in fact Ospreys can be seen in the summer. Stamford just 15 miles away is home to Burghley House built by William Cecil, Lord High treasurer to Queen Elizabeth and venue to the Burghley Horse Trials, one of the UK's leading equestrian events.

Hallway

17'5" x 4'10" (5.31m x 1.49)

Utility

6'0" x 4'8" (1.84 x 1.44)

Bedroom

10'11" x 9'7" (3.34 x 2.93)

Bathroom

6'0" x 4'6" (1.83 x 1.39)

Open plan Kitchen/living/diner

15'5" x 15'2" (4.72 x 4.64)

External details

The property benefits from an allocated parking space with the private car park specifically for the apartments.

Services

All main services are connected

Service Charge

The service charge payment is £1,300 per year.

Ground Rent

The ground rent is £212.00 per year.

Tenure

Leasehold. 125 year lease from 1st January 2018.

Communications

According to Ofcom: Ultrafast Broadband is available

According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Council Tax

Rutland County Council - Tax Band A

Agent notes

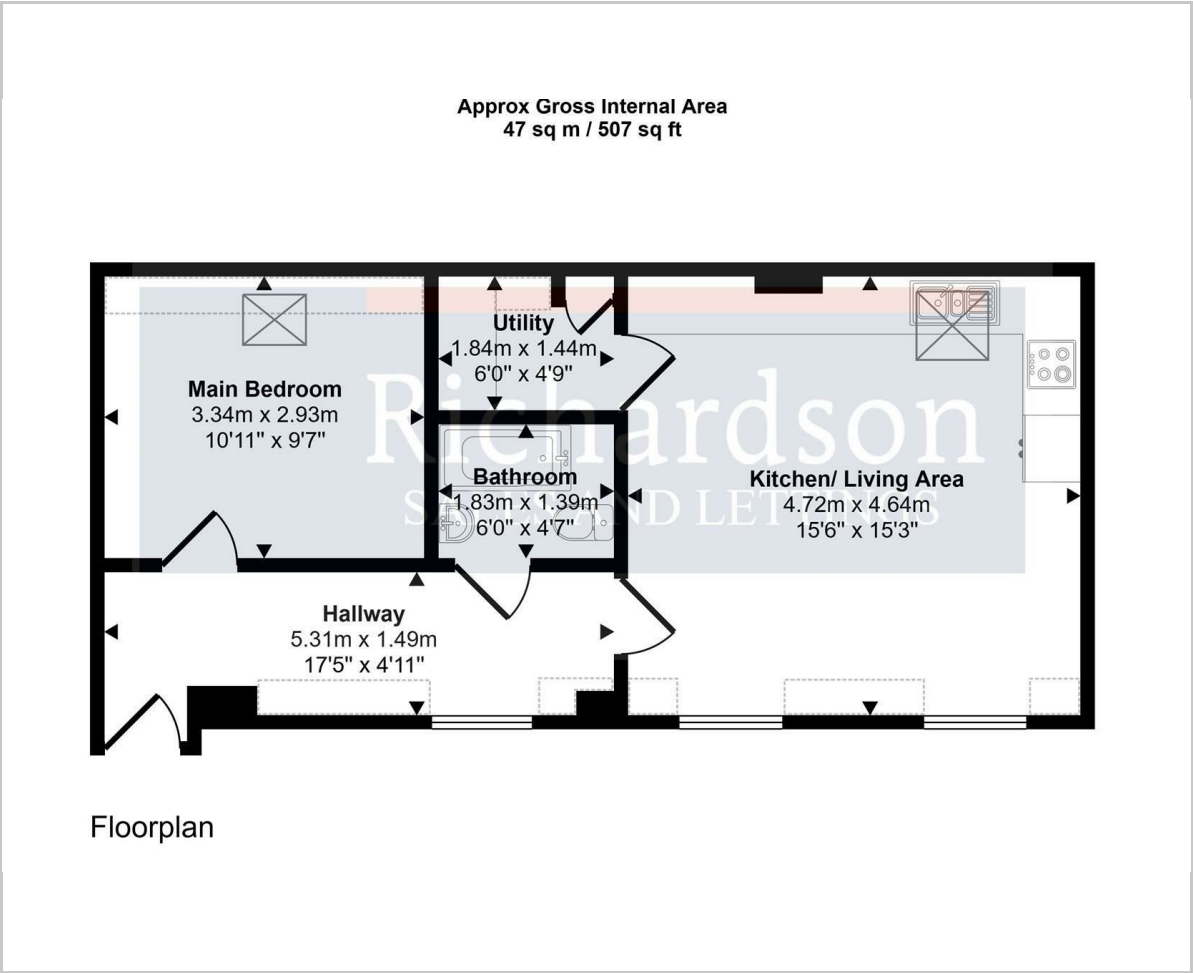
The property is within a conservation area

Viewing

Strictly by appointment with Richardson 01780 762433



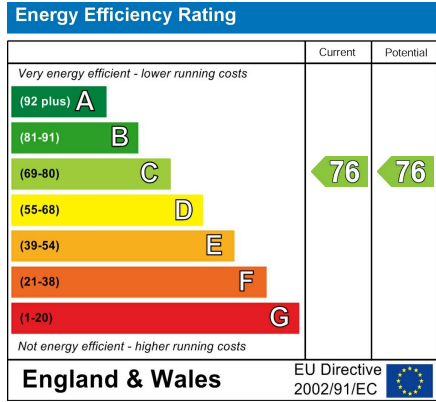
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract 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.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433