



Flat 8, 1, Orange Street
Uppingham, LE15 9SQ
Price Guide £185,000

Richardson

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Situated in the heart of Uppingham, just across from the Market Square, this stylish top-floor apartment forms part of the conversion of a landmark building into eight luxury apartments, completed approximately seven years ago. The apartment is presented in excellent condition throughout and enjoys an abundance of natural light. Accessed via a lift or stairs, it offers both convenience and comfort, making it particularly well suited to first-time buyers as well as those looking to downsize or seeking the ease of single-level living in a central location. The property benefits from allocated parking within the private residents' car park and secure entry via an intercom system. A welcoming reception hall provides access to all rooms, including a cloakroom, useful storage cupboard, double bedroom and a modern bathroom. The open-plan kitchen/living/dining room is thoughtfully designed with a range of built-in appliances, including a hob, ovens and fridge freezer, creating a practical and sociable living space. A separate utility room houses the gas boiler and provides plumbing for a washing machine. Offered with no onward chain, this apartment represents an excellent opportunity to acquire a well-maintained home with allocated parking, lift access and a prime central position within this historic market town.

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 ambiance. 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

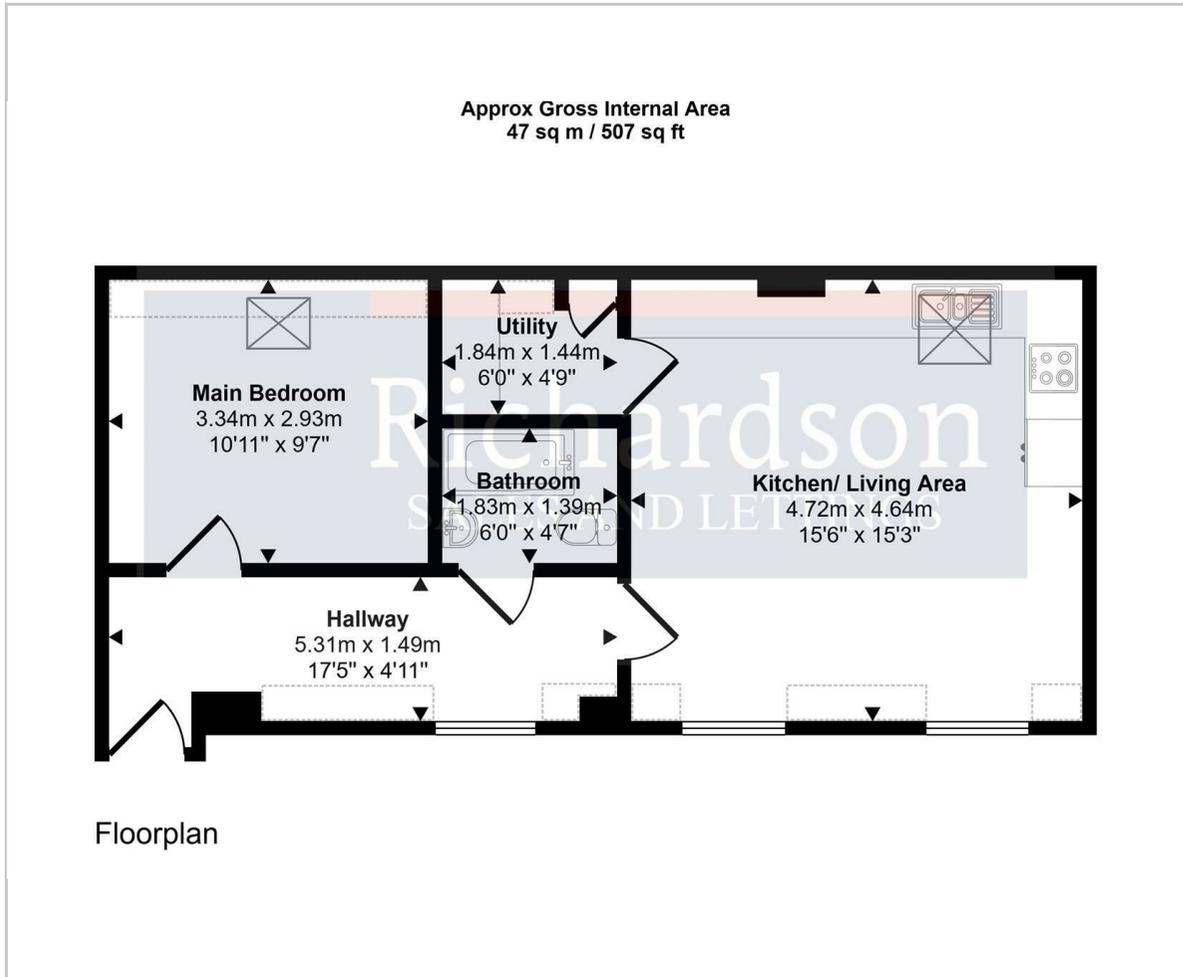
The property is within a conservation area

Viewing

Strictly by appointment with Richardson 01780 762433



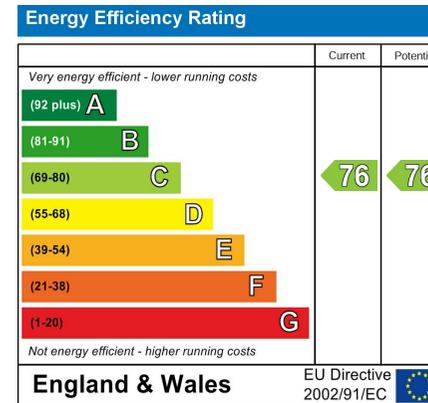
Floor Plan



Area Map



Energy Efficiency Graph



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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.

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