



The Coach House, Pickwell Manor, Pickwell, LE14 2RG **£845 PCM**

A delightful, spacious character Coach House apartment with parking situated within the grounds of Pickwell Manor. Ideal for a single or professional couple.

The property sits in a private and secluded location within the courtyard and comprises:

GROUND FLOOR: Entrance Hall with Utility area; **FIRST FLOOR:** Bathroom with shower, large double Bedroom with fitted wardrobes, Dining Kitchen and large Drawing Room with working fire.

Tenant to pay additional water usage cost amounting to £25.00 pcm (payable with the rent).

Council Tax Band: B (Melton)
Deposit: £975.00

Oakham

5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford

Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk



SERVICES

Electricity - TBC
 Water supply - ETC
 Sewerage - TBC
 Electric storage heaters

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast, Ultrafast
 Mobile signal availability:
 Indoor: O2 - voice and data limited; EE, Three, Vodafone - none;
 Outdoor: EE, O2, Vodafone - voice and data likely; Three - voice likely, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
England & Wales		