



Chartered Surveyors & Letting Agents



## **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](mailto:oakham@murray.co.uk)

#### **Stamford**

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

#### **Uppingham**

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

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### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		68
	40	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		