



8 Rutland Court Braunston Road, Oakham, Rutland, LE15 6LG
Guide Price £180,000



Chartered Surveyors & Estate Agents

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8 Rutland Court Braunston Road, Oakham, Rutland, LE15 6LG

Tenure: Leasehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

An attractive over 55's semi-detached bungalow situated on a much sought-after development on the very edge of Oakham town centre.

The beautifully presented accommodation benefits from gas central heating (with newly installed boiler) and full double glazing and briefly comprises: Entrance Lobby, Lounge, Kitchen, Conservatory, Inner Hall, two Bedrooms and Shower Room.

Outside, there is allocated car parking, well-maintained communal gardens and a privately enclosed rear garden landscaped for ease of maintenance.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

UPVC entrance door, internal glazed door leading to Lounge.

Lounge 4.80m max x 3.33m (15'9" max x 10'11")

Radiator, laminate flooring, window to front, opening to Kitchen, door to Inner Hall.

Kitchen 2.97m x 2.13m (9'9" x 7'0")

Range of fitted units incorporating marble-effect worktops with tiled splashbacks, inset single drainer sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. There is

space for slot-in cooker and undercounter spaces with plumbing for dishwasher and washing machine.

Laminate flooring, window and part-glazed door to Conservatory.

Conservatory 3.18m x 4.14m (10'5" x 13'7")

Light and airy room with laminate flooring, picture windows overlooking garden and external French doors.

Inner Hall

Door to utility cupboard providing space for freezer and tumble dryer, door to airing cupboard housing a brand new Ideal gas central heating boiler and slatted shelving, doors to the two Bedrooms and Shower Room.

Bedroom One 3.66m x 2.95m (12'0" x 9'8")

Radiator, window to front.

Bedroom Two 3.23m x 2.06m (10'7" x 6'9")

Radiator, window to rear.

Shower Room 2.03m x 1.93m (6'8" x 6'4")

Modern white suite of low-level WC and pedestal hand basin, walk-in shower area with glass screen and Triton power shower, fully tiled splashbacks and matching partially tiled walls, tiled floor, radiator.

OUTSIDE

Parking

The property includes an allocated parking space.

Rear Garden

The east-facing rear garden is fully enclosed by panel and timber fencing (all fencing is less than 3 y. o.). The garden had been beautifully hard-landscaped for ease of maintenance.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor, variable in-home
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.

LEASEHOLD INFORMATION

Tenure: Leasehold
Term of lease: 125 years from 01/05/1986
Years remaining: 86
Managing company: Amplus
Current service charge: £1,925.40 per annum payable in advance in monthly instalments of £160.45 pcm plus building's insurance of £11.26 pcm.

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OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

COUNCIL TAX

Band B

Rutland County Council, Oakham 01572-722577

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.

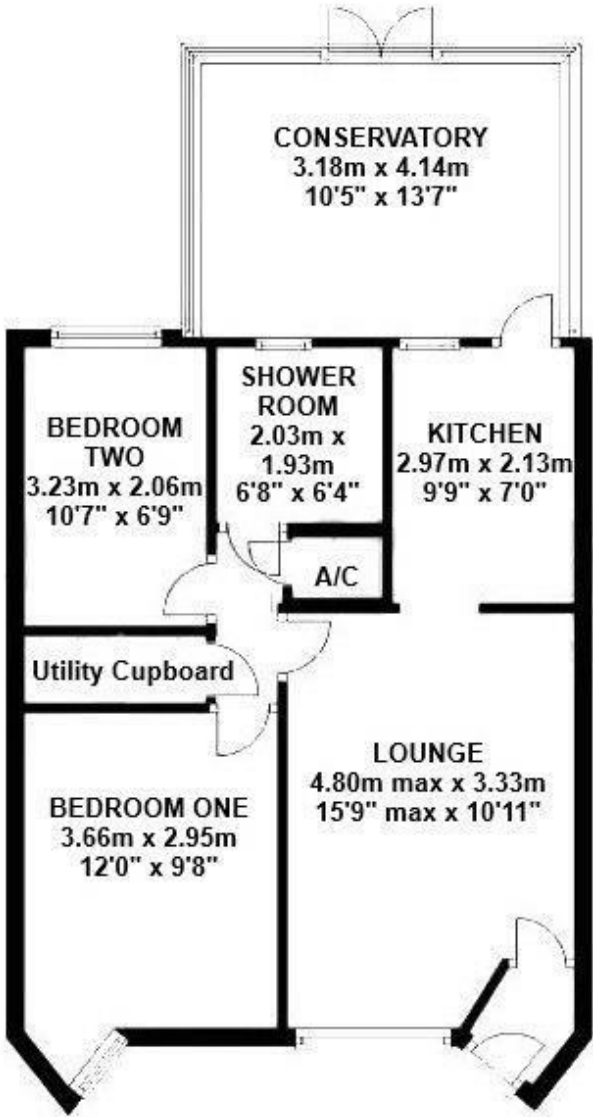








GROUND FLOOR



Not to scale, for identification purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		68	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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	