

Golden Heath Mews, 13 Huntsmans Drive, Oakham, Rutland, LE15 6RP
Asking Price £145,000

MURRAY
Chartered Surveyors & Estate Agents

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Golden Heath Mews, 13 Huntsmans Drive, Oakham, Rutland, LE15 6RP
Tenure: Leasehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION
Golden Heath Mews is an attractive semi-detached, single-storey modern cottage in a "ready to move in" condition set on a larger-than-average plot within this thoughtfully designed mews-style over 55's retirement complex of just twelve cottages, convenient for the nearby Health Centre and hospital.

The property benefits from gas central heating (new boiler installed 18 months ago) and sealed-unit double glazing, has been freshly painted outside and the frontage landscaped with additional paving.

Designed with ease of access in mind, the property internally configured to include Entrance Hall, an open-plan Lounge/Dining Room and Kitchen Area, one Bedroom and a user-friendly Wet Room.

Outside is a hard-landscaped open-plan area of garden to the front, slabbed path to the side and a private garden slabbed and gravelled for ease of maintenance to the rear (with permission to erect a fence for extra privacy).

The property has an allocated parking space within parking area.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.58m x 1.57m (11'9" x 5'2")
Composite front entrance door, fitted storage cupboard, loft hatch with retractable ladder giving access to boarded loft area*.

* Loft benefits from frost prevention control (trace heating).

Open-plan Lounge & Dining Room 5.26m max x 4.62m max (17'3" max x 15'2" max)
Radiator, telephone point, internal solid oak fire door with chrome ironmongery to Hall, recently installed external French door with matching side panels giving access to rear.

Kitchen 2.84m x 2.26m max (9'4" x 7'5" max)
Excellent range of modern Howden units incorporating granite-effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

The kitchen is fully fitted with good quality integrated appliances comprising Diplomat electric oven with Hotpoint ceramic hob and stainless steel cooker hood above, Bosch fridge/freezer, Indesit washer/dryer and Bosch dishwasher.

Wall-mounted Ideal gas central heating boiler, attractive tiled splashbacks, anti-slip porcelain tiles to floor, window to front.

Off Hall:

Bedroom 4.52m max x 3.10m (14'10" max x 10'2")
Fitted wardrobes (to one wall) with mirrored sliding doors, radiator, two windows to rear.

Wet Room 2.13m x 2.13m (7'0" x 7'0")
Modern white suite comprising low-level WC and pedestal hand basin with mosaic tiled splashback, walk-in shower area with Mira shower above and porcelain tiled surround.

Mosaic tiled floor, radiator, window to front, solid oak fire door with chrome ironmongery to Hall.

OUTSIDE

Parking
Golden Heath Mews has a designated parking space within the parking area.

Front Garden
The open-plan frontage of the property is hard-landscaped and includes a cold water tap.

A gravelled walkway to the side of the property gives access to the rear garden.

Rear Garden
The private rear garden has been slabbed and gravelled for ease of maintenance and gets the afternoon sun.

SERVICES
Mains electricity
Mains water supply

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Mains sewerage
Gas central heating (new boiler installed 18 months ago by the leaseholder)

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

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

LEASEHOLD INFORMATION

Tenure: Leasehold
Lease term: 125 years (less three days) from 01/03/2005
Years remaining: 104 years
Service charge: £72.25 per week payable monthly in advance. The service charge includes the building's insurance, external maintenance, all communal gardening, emergency call system, fire alarm maintenance.
Service charge review: to be discussed and agreed every 3 years from 01/04/2009
Annual ground rent: N/A

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

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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.

















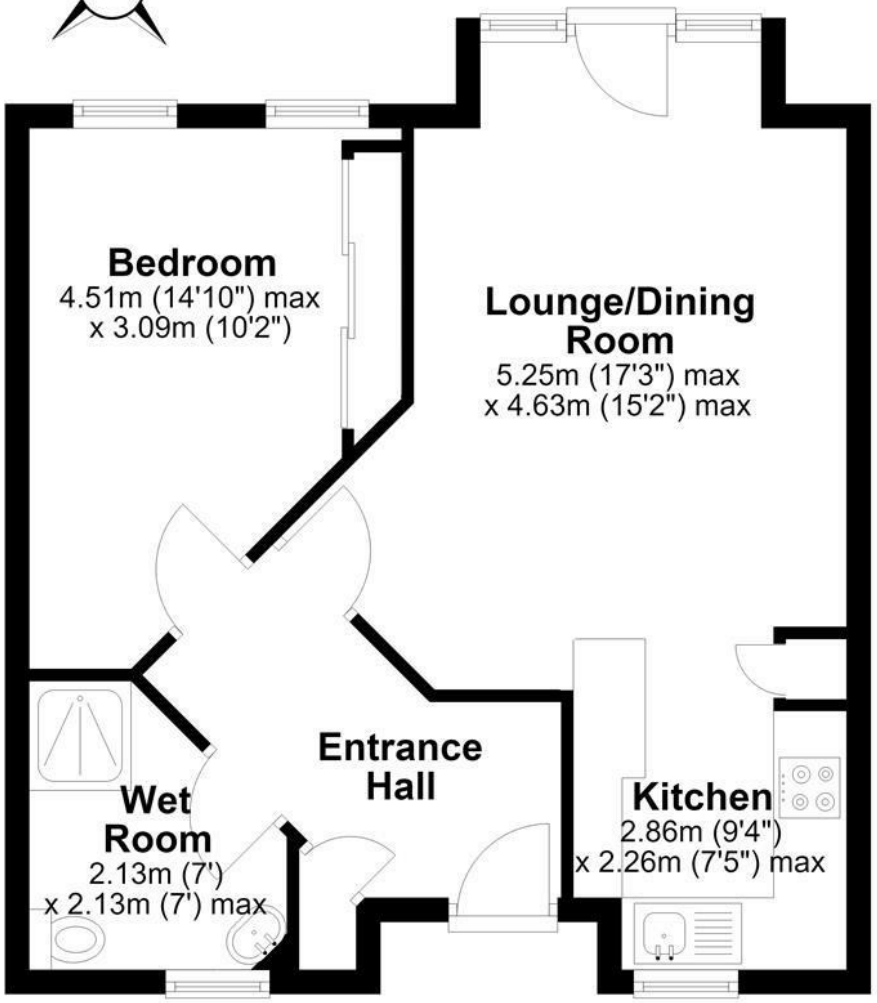


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Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 47.4 sq. metres (509.9 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.



