



Linnet Court, Uppingham
Oakham, Rutland, LE15 9UR



Linnet Court, Uppingham Oakham, Rutland, LE15 9UR £700 PCM

Set at the end of a quiet cul-de-sac in the popular Market Town of Uppingham is this extremely well presented two bedroom first-floor apartment offering light and airy accommodation throughout with views over open green space. This generous apartment is well positioned with easy access to Uppingham Town Centre and A47 making it an ideal property for a wide variety of tenants.

As you approach the apartments from the front, an intercom entry front door leads you into the communal area and stairs lead to the first floor where you find the private entrance for this apartment. Upon entering the apartment you are greeted with an inviting space with two useful storage cupboards and doors leading through to the accommodation. The main living area is filled with natural light and overlooks lovely open green space with Juliet balcony doors opening to allow extra fresh air into the apartment. The kitchen has been fitted with a range of units and features a free-standing fridge/freezer, washing machine, electric hob and single oven. From the hallway you have the three-piece bathroom with electric shower over and access to two double bedrooms. The main bedroom has a useful fitted wardrobe and modern en-suite shower room.

Externally the property comes with one allocated parking space to the front of the apartments and use of the open green space that surrounds the area. The property is available on a long term basis and can be moved into from the middle of June.



Entrance Hall

9'9 x 6'7 (2.97m x 2.01m)

Living Area

11'11 x 11'2 (3.63m x 3.40m)

Kitchen Area

10'3 x 6'4 (3.12m x 1.93m)

Bedroom One

11'11 x 10'0 (3.63m x 3.05m)

En-Suite Shower Room

7'3 x 6'4 (2.21m x 1.93m)

Bedroom Two

10'4 x 8'5 (3.15m x 2.57m)

Bathroom

7'0 x 6'4 (2.13m x 1.93m)

Outside

Linnet Court is positioned at the end of a quiet cul-de-sac with open green space to the right-hand side of the building. The property comes with one allocated parking space to the front.

Council Tax

The Property is a Council Tax Band B, payable to Rutland County Council

Pets

The Landlord of this property will not consider applicants with pets.



COUNCIL TAX INFORMATION:

Local Authority: Rutland CC
Council Tax Band: B

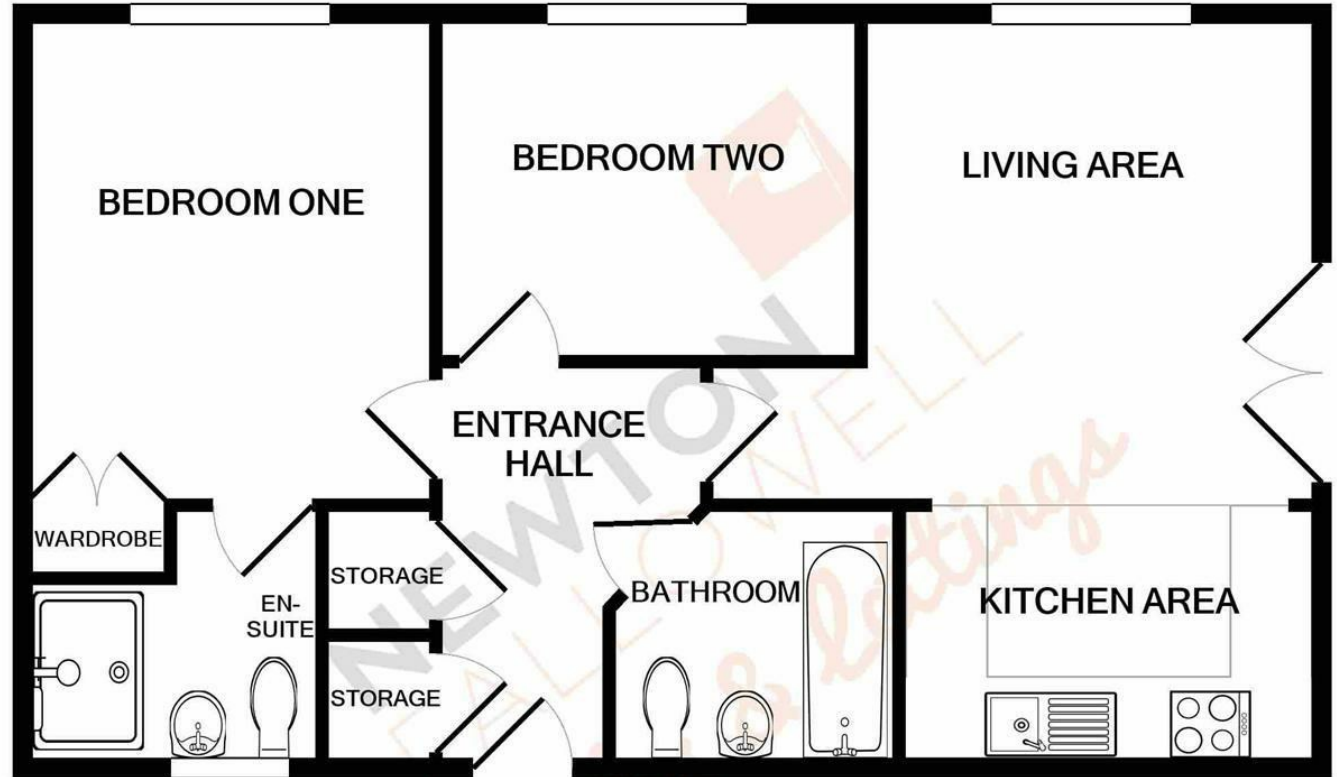
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ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be read in conjunction with the particulars of sale. The services, systems and appliances shown have not been tested and as to their operability or efficiency can be given no guarantee.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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