



Offers Over £140,000 | Leasehold

Queens Road, Uppingham LE15 9SH





## Key Features & Description

- Two Bedroom Apartment
- Off Road Parking
- Two reception Rooms
- Breakfast Kitchen
- Gas Central Heating
- Storage to Both Bedrooms
- Garden
- Available with No forward Chain
- EPC Rating D | Council Tax Band
- Service Charge £168.96 PA | Ground rent £0 PA | 88 years

Situated on the first floor, this impressive two-bedroom apartment offers generously proportioned accommodation extending to over 832 sq ft. The property provides an excellent opportunity for purchasers to put their own stamp on the space, as it is in need of some cosmetic updating, yet presents strong fundamentals and a well-planned layout throughout.

A spacious kitchen/breakfast room forms the heart of the home, offering ample worktop space and room for informal dining. Adjacent to this is a separate dining area, ideal for entertaining or more formal mealtimes. The bright and comfortable living room provides a welcoming space to relax, with a versatile layout that will suit a range of furnishings and personal styles.

Both bedrooms are well-proportioned and feature built-in wardrobes, providing excellent storage without compromising floor space. The accommodation is served by a modern shower room, fitted with contemporary fixtures.

Externally, the property benefits from parking, as well as access to a garden, offering valuable outdoor space for relaxation, gardening or entertaining during the warmer months.

Overall, this first-floor apartment combines generous proportions with attractive features and the exciting potential for improvement, making it an appealing home for buyers seeking space, convenience, and the opportunity to modernise to their own taste.



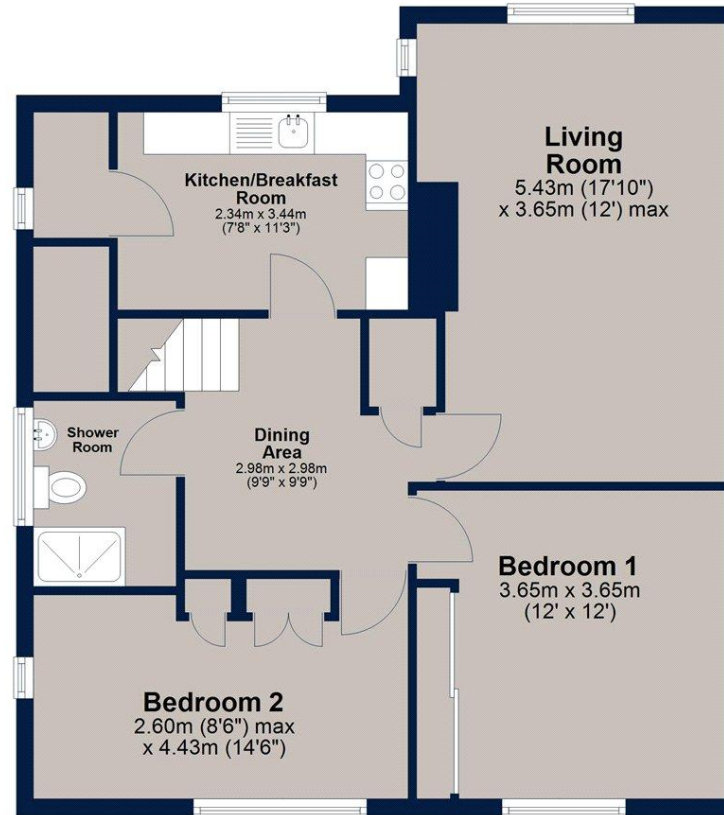


## First Floor

Approx. 69.0 sq. metres (742.5 sq. feet)

## Ground Floor

Approx. 8.3 sq. metres (89.6 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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