



Asking Price £110,000 | Leasehold

Branston Road, Uppingham LE15 9RR







## Key Features & Description

- Two Bedroom Apartment
- Second Floor
- Close to Uppingham Town
- Living room with Bay Window
- Balcony
- Cosmetic Refurbishment Required
- EPC Rating E | Council Tax Band
- Service Charge TBC PA | Ground rent TBC PA | 103 years

Situated on the second floor, this well-presented apartment offers comfortable and practical living in the heart of the popular market town of Uppingham and would benefit from some cosmetic updating. The property features a fitted kitchen and a bright living room enhanced by a bay window and access to a private balcony, creating an inviting space to relax or entertain. There are two generously sized bedrooms, along with a bathroom and a separate W/C, adding to the convenience of the layout. Useful built-in storage cupboards provide ample space for everyday needs. Ideally located, the apartment enjoys easy access to Uppingham town centre and its range of shops, cafés and local amenities.



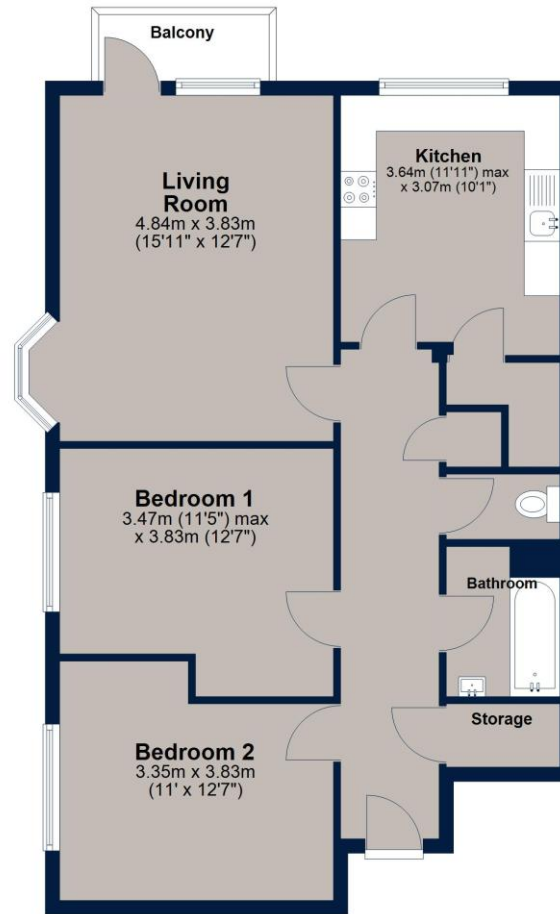






## Ground Floor

Approx. 75.3 sq. metres (810.0 sq. feet)



Total area: approx. 75.3 sq. metres (810.0 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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