



Asking Price £125,000 | Leasehold

Gerard Court, Uppingham LE15 9SW





## Key Features & Description

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- Two Double Bedrooms
- Immaculately Presented
- First-Floor Apartment
- Breakfast Kitchen
- Great investment or FTB
- Close To Local Amenities
- Benefits From a Balcony
- EPC Rating C | Council Tax Band A
- Service Charge £973.00 PA | Ground rent £10.00 PA |

A well-presented first floor, two-bedroom apartment located within the Gerrard Court development, just a short walk from the centre of Uppingham.

The property offers a bright living room with a feature fireplace and direct access to a private balcony, providing an open outlook and space for seating. The separate kitchen is fitted with a range of modern units, integrated appliances, and ample worktop space.

There are two double bedrooms, both with built-in storage, along with a well-appointed bathroom and additional hallway storage.

Further benefits include secure entry and maintain communal areas.

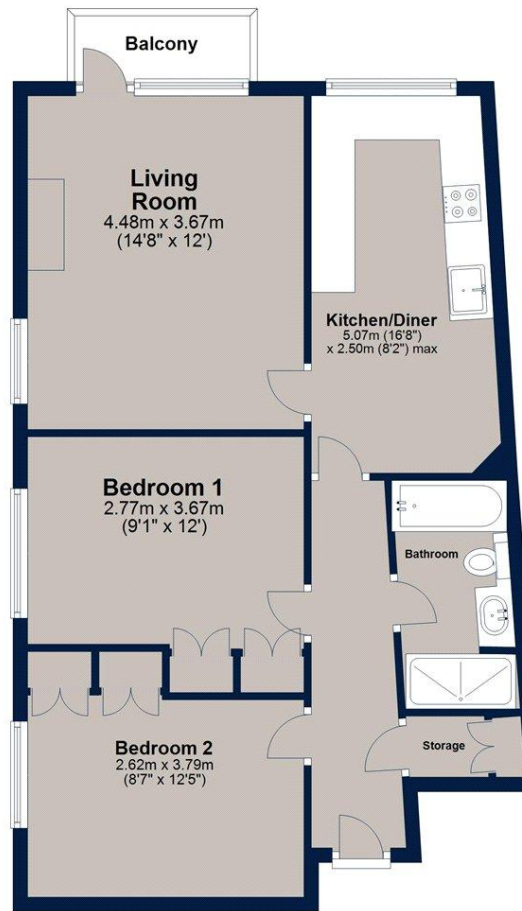
The apartment is ideally positioned within easy reach of Uppingham's shops, amenities, and schools, making it a practical choice for a range of buyers including first-time purchasers, downsizers, or investors.





## First Floor Flat

Approx. 68.9 sq. metres (741.3 sq. feet)



Total area: approx. 68.9 sq. metres (741.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. [www.m-photo.pro](http://www.m-photo.pro)  
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### Important Notice

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