



Asking Price £120,000 | Leasehold

Gerard Court, Uppingham, Oakham, LE15 9SW





Key Features & Description

- 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 PA | Ground rent £10 PA | 0 years

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 maintained 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.

TOWN LIFE

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street.

Schooling in Uppingham is available in both the private and state sector with primary level schooling at both Uppingham C of E Primary and Leighfield Primary schools. Secondary education is on offer from Uppingham Community College and the renowned Uppingham Public School.

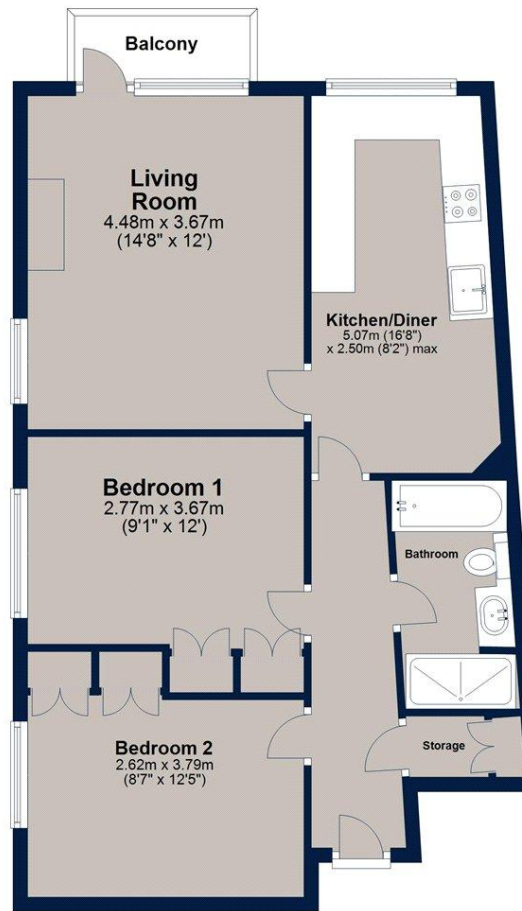
Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and birdwatching, also only a short distance from one of the two Rutland Water visitor centres





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
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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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