

Flat 8, 1, Orange Street

Uppingham, LE15 9SQ

Offers Over £150,000

Richardson

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Situated in the heart of Uppingham, just steps from the iconic Market Square, this exceptional top-floor apartment forms part of an exclusive conversion of a landmark building into just eight luxury apartments, completed approximately seven years ago. The development has recently undergone external redecoration, ensuring the building is presented to the highest standard.

The apartment itself is finished and maintained to an exacting standard throughout, offering a level of specification that sets it apart from many comparable properties in the area. Flooded with natural light, it enjoys a bright and airy feel that enhances its sense of space and sophistication.

Accessed via a private lift or stairs, the property combines effortless convenience with refined comfort, making it equally well suited to discerning first-time buyers, professionals, or those seeking the elegance of single-level living in a truly central location. Secure entry is provided via an intercom system, and the apartment benefits from allocated parking within the private residents' car park.

A welcoming reception hall provides access to all rooms, including a generous double bedroom and a beautifully appointed modern bathroom. The open-plan kitchen/living/dining room is thoughtfully designed and well-equipped with a range of built-in appliances including a hob, ovens and fridge freezer, creating a stylish yet practical space ideal for both relaxed living and entertaining. A separate utility room houses the gas boiler and provides plumbing for a washing machine.

Offered with no onward chain, this distinguished apartment represents a rare opportunity to acquire a truly premium home with allocated parking, lift access and an unrivalled position at the very centre of this sought-after historic market town.

Hallway
17'5" x 4'10" (5.31m x 1.49)

Utility
6'0" x 4'8" (1.84 x 1.44)

























Bedroom
10'11" x 9'7" (3.34 x 2.93)

Bathroom
6'0" x 4'6" (1.83 x 1.39)

Open plan Kitchen/living/diner
15'5" x 15'2" (4.72 x 4.64)

External details
The property benefits from an allocated parking space with the private car park specifically for the apartments.

Services
All main services are connected

Service Charge
The service charge payment is £1,300 per year.

Ground Rent
The ground rent is £212.00 per year.

Tenure
Leasehold. 125 year lease from 1st January 2018.

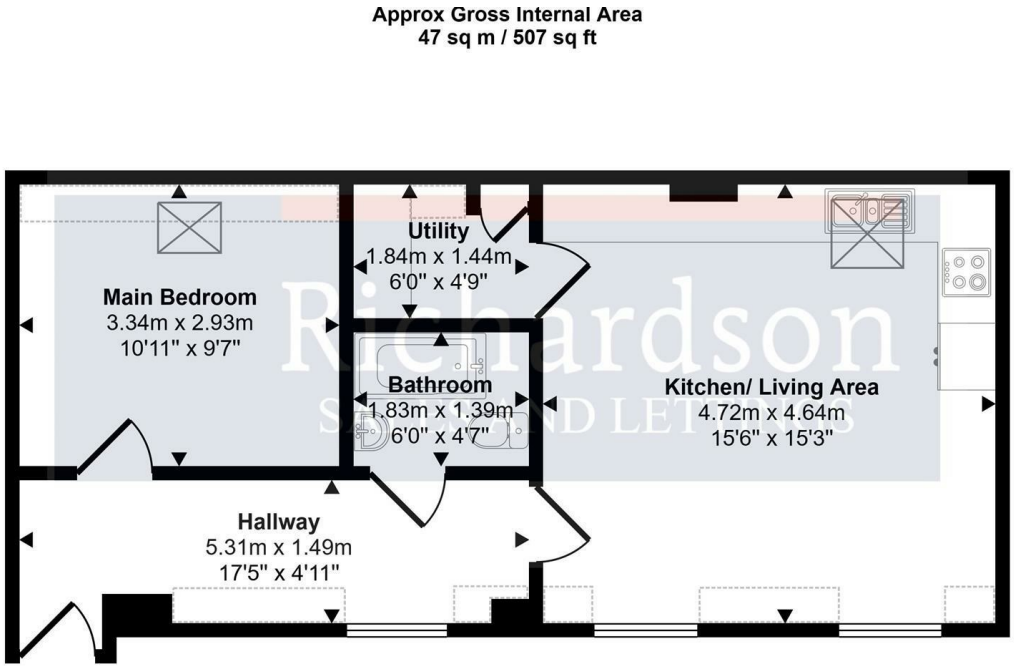
Communications
According to Ofcom: Ultrafast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Council Tax
Rutland County Council - Tax Band A

Agent notes
The property is within a conservation area

Viewing
Strictly by appointment with Richardson 01780 762433

Floor Plan

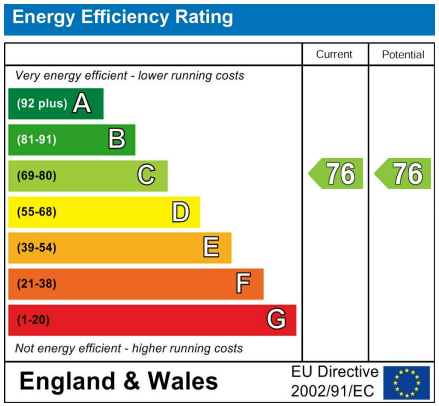


Floorplan

Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

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