



BENTLEY STREET, MELTON MOWBRAY

Asking Price Of £87,000

Two Bedrooms

Leasehold



DUPLEX APARTMENT

TWO DOUBLE BEDROOMS

LEASEHOLD

INVESTMENT OPPORTUNITY

GREAT FIRST TIME BUY

ALLOCATED PARKING SPACES

USE OF LAUNDRY ROOM

TOWN CENTRE LOCATION.

COUNCIL TAX BAND A

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Two double bedroom duplex apartment offering spacious accommodation and is conveniently located close to the town centre with easy access to all local amenities.

The accommodation in brief comprises of ; entrance hall, lounge, dining room, kitchen, two double bedrooms and a bathroom. The property also benefits from two allocated parking spaces, intercom system and the use of a laundry drying room.



ENTRANCE HALL UPVC glazed door into the entrance hall with stairs rising to the second floor, large under stair storage cupboard, electric heater and tiled flooring.

LOUNGE 15' 3" x 9' 10" (4.67m x 3.02m) Having a double glazed window with fitted blind, electric radiator and carpet flooring continuing through to the dining area.

DINING AREA 9' 11" x 10' 9" (3.03m x 3.28m) Having a large double glazed window with fitted blind, electric radiator and carpet flooring.

KITCHEN 9' 2" x 8' 1" (2.80m x 2.48m) This good sized kitchen is fitted with a range of wall, drawer and base units, roll edge work surfaces, stainless steel sink and drainer and tiled splash backs. Space and plumbing for a washing machine, space for both under counter fridge and freezer, space for a cooker with extractor hood over. Double glazed window with fitted blind, tiled splash backs and flooring.

LANDING Taking the stairs from the entrance hall to the second floor landing with large storage cupboard.

BEDROOM ONE 13' 5" x 9' 10" (4.11m x 3.01m) Having a double glazed window with fitted blind, electric heater and sanded floor boards.

BEDROOM TWO 10' 5" x 10' 7" (3.18m x 3.25m) Having a double glazed window with fitted blind, electric heater and sanded floor boards.

BATHROOM 5' 8" x 5' 10" (1.75m x 1.79m) Comprising of a panel bath, pedestal wash hand basin, fully tiled walls, obscure glazed window and carpet flooring.

WC 5' 4" x 2' 9" (1.63m x .86m) Low flush WC, obscure glazed window and carpet flooring.

ALLOCATED PARKING Two allocated spaces situated in the car park to the rear.

LEASE DETAILS The property is leasehold. Lease 99 years from 2006. Ground rent - Service charge - £153.11 per quarter.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

FULL BROCHURE A full brochure for this property is available on the Middletons website.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.