



**14 The George Hotel
High Street
Melton Mowbray
LE13 0TU**



For auction Guide Price £75,000

14 The George Hotel, High Street, Melton Mowbray,

Description

*****FOR SALE BY LIVESTREAM AUCTION 1st JULY 2021, REGISTER TO BID *****

Ground floor flat. Excellent buy to let investment. In Melton Mowbray town centre with great access to local amenities.

Entrance hall, a spacious open-plan kitchen and bay-fronted lounge, a double bedroom and a modern shower room. The property also benefits from a communal courtyard and a private allocated parking space. Leasehold with vacant possession.

Hall

Entrance Hall - Accessed via a part glazed front door into the entrance hall with a wall mounted heater, spotlighting to the ceiling, a smoke alarm and housing the electrical consumer unit. There are steps down to the Living/Dining/Kitchen area, one step up to the double Bedroom and further steps leading to the Shower Room.

Lounge/Dining/Kitchen 4.79m x 3.85m (15'9" x 12'8")

Double glazed bay window to the front. Wall mounted heater. Fitted kitchen with Integrated appliances. Cupboard with space and plumbing for a washing machine.

Bedroom 3.45m x 2.64m (11'4" x 8'8")

Double glazed window to the front, Wall mounted heater.

Shower Room 2.11m x 1.68m (6'11" x 5'6")

Three piece white suite comprising low flush WC, wash hand basin and a walk-in shower cubicle,

Outside

Outside - This ground floor apartment is a real rarity, situated in the centre of town in a quiet pedestrianised area. There is a paved courtyard area with seating and an allocated parking space.

Tenure

The property is being sold Leasehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Buyers Administration Fee

Buyers will be required to pay an auction administration fee of £1200.00 Inc VAT

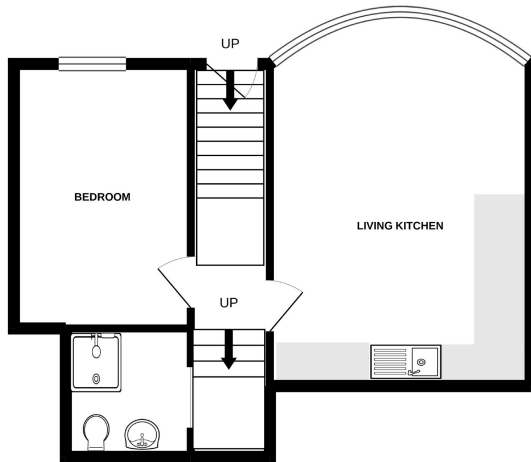
Buyers Premium

Buyers are required to pay a premium of £900.00 (£750.00 + VAT)

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and other areas are approximate and are not intended to be used for any purpose other than a general guide. The actual dimensions and layout of the property may vary from those shown on the floorplan. Please refer to the property details for further information.



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