

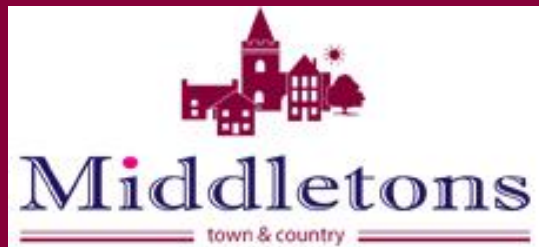


NORMAN WAY, MELTON MOWBRAY

Asking Price Of £199,950

Three Bedrooms

Leasehold



FIRST FLOOR APARTMENT

ELECTRONICALLY GATED CARPARK

ORIGINAL FEATURES

COURTYARD GARDEN

TWO ALLOCATED PARKING SPACES

LEASEHOLD

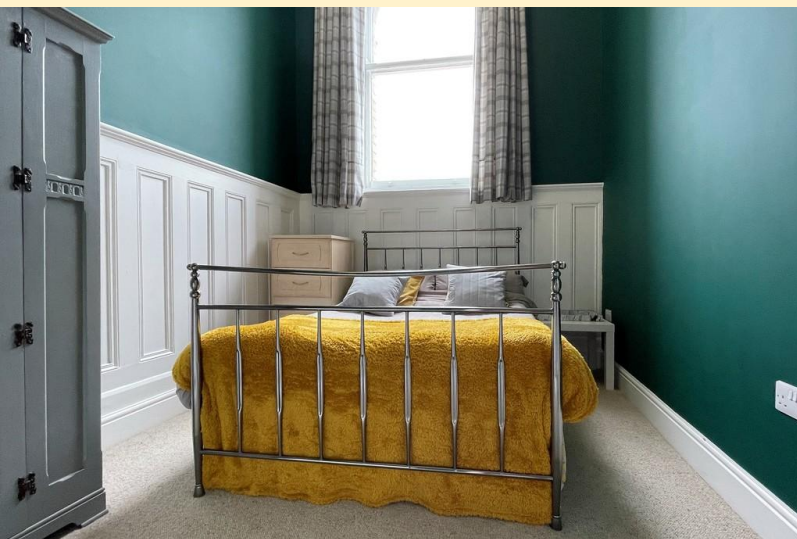
GRADE II LISTED

TOWN CENTRE LOCATION

01664 566258

info@middletons.uk.com





Sympathetically converted and retaining original features throughout, spacious first floor, three bedroom apartment with intercom service located in the grade II listed former magistrates court in the centre of Melton Mowbray.

The accommodation in brief comprises; entrance hall, staircase to inner hall, open-plan lounge, kitchen and diner, three bedrooms, shower room and a family bathroom. Outside the property benefits from an enclosed private courtyard garden and allocated off road parking for two vehicles in a secure electronically gated residents car park.

COURTYARD GARDEN Having its own dedicated door from Norman way into the private, low maintenance courtyard garden with decked seating areas and brick paving.

ENTRANCE HALL Solid wood door into the entrance hall having a decorative banister and spindle staircase rising to the first floor landing, large storage cupboard housing the central heating boiler and original Minton tiled flooring.

FIRST FLOOR LANDING The landing has a sash window to the side, light fitting and doors off to the master bedroom, bedroom three, bathroom and the inner hall.

INNER HALL Having the wall mounted intercom phone, original wood panelling and decorative coving, radiator and carpet flooring. Doors off to the shower room, living/dining kitchen and bedroom two.

LOUNGE/KITCHEN/DINER 19' 8" x 14' 11" (6m x 4.57m) Spacious open-plan living kitchen space having two large secondary glazed Sash windows, original wood panelling to the walls, radiator, TV aerial point, two modern chandelier's and carpet flooring to the lounge area. The kitchen area is fitted with a contemporary range of wall, base and wall units, granite work surfaces, mosaic tiled splash backs, one and a half bowl stainless steel sink and drainer with mixer tap over, Mona electric oven, electric hob with extractor hood over, integrated fridge, space and plumbing for a washing machine and laminate wood flooring.

BATHROOM 8' 10" x 5' 8" (2.7m x 1.75m) Fitted with a white Porcelanosa suite comprising of a pedestal wash hand basin, electric shaver socket, close coupled WC, panelled bath with shower over and heated towel rail. Tiled splash areas and laminate wood flooring.

MASTER BEDROOM 10' 11" x 10' 2" (3.35m x 3.1m) Dual aspect double glazed windows, radiator, TV aerial point and carpet flooring.

BEDROOM TWO 10' 11" x 8' 11" (3.35m x 2.74m) Having a secondary glazed arched sash window, radiator, central light fitting, original wood panelling and carpet flooring.

BEDROOM THREE 8' 9" x 8' 6" (2.67m x 2.6m) This room can accommodate a small double bed, having a secondary glazed sash window, radiator, and carpet flooring.

SHOWER ROOM 7' 8" x 4' 0" (2.34m x 1.22m) Comprising of a pedestal wash hand basin with tiled splash back, electric shaver socket, close coupled WC, shower cubicle with shower riser, radiator and laminate wood flooring.

ALLOCATED PARKING Having a electric gated access of Norman way the property has the use of two allocated parking spaces and a communal shed.

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.

LEASE DETAILS The property is leasehold. Lease 149 years from 2016. Ground rent - £170.00 per year, Service charge - £1085.67 per year. Including window cleaning and property insurance.

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

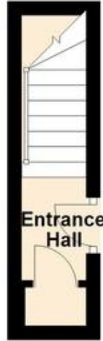
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







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		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.