



## **SADDLERS COURT, MELTON MOWBRAY**

**Asking Price Of £144,000**

**Two Bedrooms**

**Leasehold**



**FIRST FLOOR APARTMENT**

**TWO BEDROOMS**

**COMMUNAL GARDENS**

**COMMUNAL LOUNGE**

**OVER 55'S COMPLEX**

**CHAIN FREE**

**INTERCOM AND EMERGENCY PULLS**

**TOWN CENTRE LOCATION**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**









**OVER 55s APARTMENT IN CENTRAL LOCATION - NO CHAIN - FIRST FLOOR**

Two bedroom retirement apartment situated in the popular Saddlers Court development conveniently placed in the centre of the town of Melton Mowbray. The apartment offers the benefit of semi independent living with great communal facilities to include a lounge area with tea making facilities, gardens and launderette.

The accommodation in brief comprises; hallway, lounge diner leading into the kitchen, two double bedrooms and shower room. The apartment enjoys views across the communal gardens and off road parking in the private car park.

**HALLWAY** Having a large storage cupboard which also houses the hot water cylinder, intercom phone, electric storage heater, carpet flooring and doors off to;

**KITCHEN** 10' 2" x 6' 9" (3.1m x 2.08m) Comprising of wall, base and drawer units, roll edge work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, eye level oven and grill, electric hob with extractor hood over, space and plumbing for a dishwasher or washing machine, space for a fridge freezer, electric heater and carpet flooring. Adjoining store room/pantry with space for an appliance under the shelving. The kitchen opens into the lounge diner.

**LOUNGE DINER** 14' 3" x 10' 1" (4.35m x 3.08m) Having a double glazed window over looking the landscaped communal gardens, ample room for a small dining table, electric heater and carpet flooring.

**SHOWER ROOM** 7' 1" x 5' 7" (2.17m x 1.71m) Comprising of a double shower cubicle, low flush WC, vanity unit wash hand basin, vanity light and shaver point, extractor fan, wall mounted Dimplex heater and tiled splash areas.

**MASTER BEDROOM** 8' 10" x 14' 11" (2.7m x 4.55m) Having a double glazed window, electric heater, two inbuilt wardrobes and carpet flooring.

**BEDROOM TWO** 6' 11" x 10' 9" (2.12m x 3.28m) Having a double glazed window, electric heater and carpet flooring.

**LEASE DETAILS** The property is leasehold.  
Lease Term: 125 years granted 09/01/2008  
Qualifying age: Over 55s  
Service Charge: £207.59 inc ground rent per month.

What is covered under the service charges varies from scheme to scheme and is dependent on the terms of the lease but it generally covers the following:-

Call System/ Lifeline Costs  
Scheme Manager Costs

Grounds Maintenance Contract  
Communal/ Window Cleaning  
Door Entry  
Compliance Periodic Checks & Servicing  
Lift Maintenance  
Communal Utility Charges  
Communal Repairs  
Buildings Insurance  
Management Fee and Scheme Administration Costs  
Planned Cyclical Fund Contribution  
Major Repairs/Renewals Fund Contribution

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

Further information can be found here:  
<https://www.longhurst-group.org.uk/media/3341/leasehold-residents-handbook-may-2020.pdf>

**USEFUL INFORMATION** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned 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.



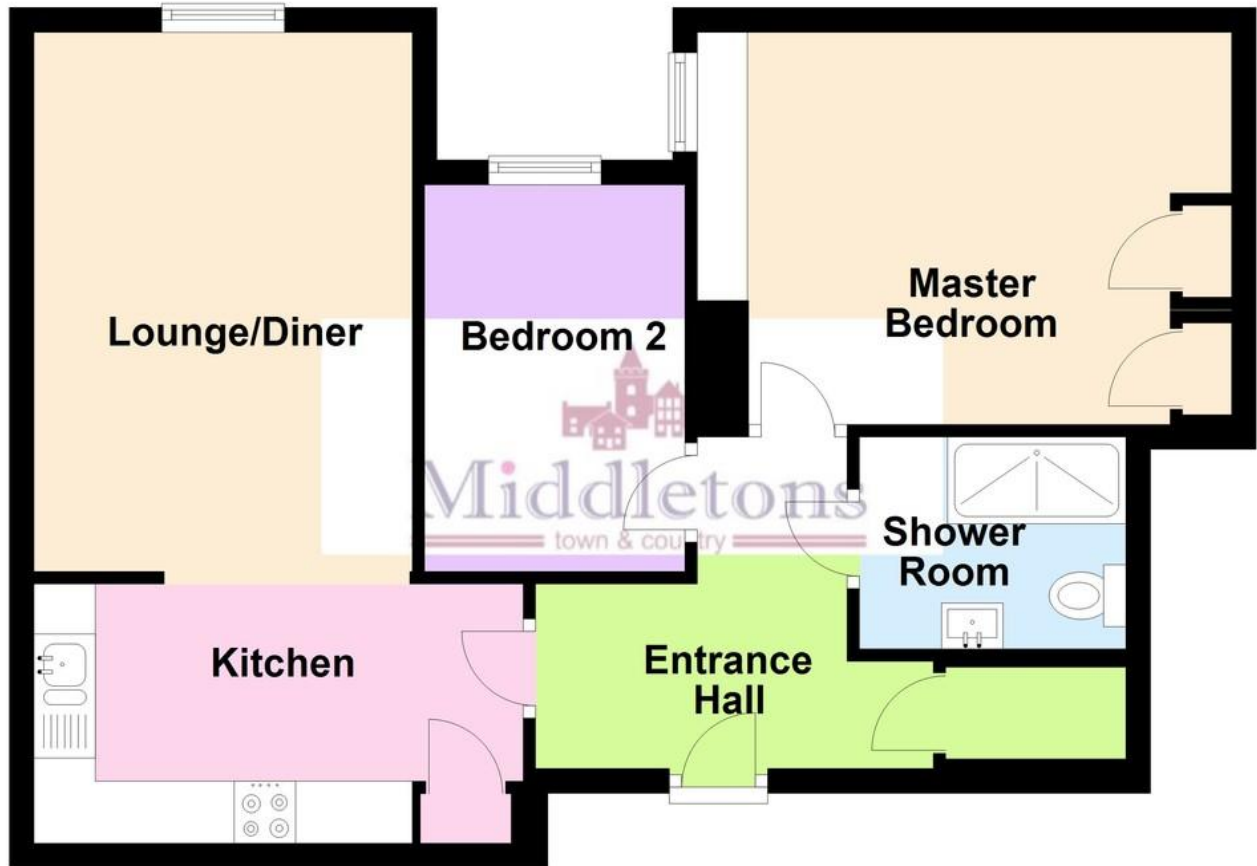









# Floor Plan



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 |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92-100) <b>A</b>                                  |  |   |           |
| (81-91) <b>B</b>                                   |  | 87  | 87        |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| England, Scotland & Wales                          |  | EU Directive 2002/91/EC  |           |

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[info@middletons.uk.com](mailto: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.