



CATHERINE PLACE, MELTON MOWBRAY

Asking Price Of £235,000 75% SHARE

One Bedrooms

Leasehold



75% SHARED OWNERSHIP

PARKING SPACE AVAILABLE TO PURCHASE

OVER 60'S COMPLEX

CAMERA ENTRY SYSTEM

ONE BEDROOM APARTMENT

MOBILITY SCOOTER STORAGE

COMMUNAL GARDENS

NORTH SIDE OF MELTON

COUNCIL TAX BAND

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Middletons estate agents are delighted to offer this new build one bedroomed, second floor apartment situated on a over 60's retirement complex to the north of Melton Mowbray within close proximity of the town centre, regular local bus services and amenities.

The accommodation in brief comprises; entrance hall, living room, kitchen, shower room, generous double bedroom. Double glazing, electric heating, illuminated light switches, telephone, TV and Sky+ points in living room, door camera entry system, intruder alarm, smoke detector, NHBC 10 year warranty, enclosed refuse area, mobility scooter charging and storage. A service charge will be payable which varies from property to property. There is also an option to purchase a parking space.

ENTRANCE The property is accessed through a door camera entry system which is linked to the TV.

HALLWAY Having a large storage cupboard and doors off to;

LIVING ROOM 19' 1" x 11' 4" (5.82m x 3.45m) Spacious living room with double glazed window, electric heaters, neutral décor and carpeting.

KITCHEN 9' 9" x 7' 9" (2.97m x 2.36m) Fitted with a modern wall, base and drawer units, square edge work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, range of quality appliances, including waist height oven, ceramic hob with extractor hood over, integral fridge/freezer and space and plumbing for a washing machine.

BEDROOM 13' 10" x 9' 7" (4.22m x 2.92m) Generous double bedroom having a double glazed window, electric heater, walk in wardrobe, neutral décor and carpeting.

SHOWER ROOM 7' 3" x 6' 9" (2.21m x 2.06m) Comprising of a double walk-in shower cubicle, vanity unit wash hand basin and close coupled WC and a heated towel rail.

LAUNDRY CUPBOARD Handy room for hiding away your washing machine.

PARKING There is also an option to purchase a parking space.

COMMUNAL AREAS The communal lounge is set in the centre of the development looking over the beautiful landscaped gardens and terrace. The development is accessible to all, with lifts to all three floors, onsite car park, refuse area, mobility scooter charging and storage facilities.

GARDENS Patio area with seating overlooking the garden with well tended beds and borders. All outside spaces are maintained for you so all you need to do is take a seat and relax.

GUEST SUITE Book your friends or relatives into the guest suite for an over night stay (subject to availability), which has en-suite facilities.

ABOUT SHARED OWNERSHIP The Shared Ownership scheme is run in conjunction with Homes England - a government approved partner. They provide funding to make retirement properties more accessible and affordable. You can purchase 75% share of this property and there is no rent to pay on the remaining 25%.

IMPORTANT INFORMATION All specifications, measurements, floorplans and artwork have been provided by the seller. Please note the images may be of a show home and not the actual property you will buy. The floorplan shown may be a reverse of the actual apartment, depending on which property you are interested in purchasing. Photographs are representative example of the finish and specification of the accommodation.

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.

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



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

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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.