



## CRANMERE ROAD, MELTON MOWBRAY

Asking Price Of £121,950

Two Bedrooms

Leasehold



**GROUND FLOOR APARTMENT**

**CHAIN FREE**

**OFF ROAD PARKING**

**LOCAL AMENITIES NEARBY**

**INVESTMENT OPPORTUNITY**

**TWO BEDROOMS**

**CLOSE TO MELTON COUNTRY PARK**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





A fantastic opportunity for first time buyers and investors to acquire this ground floor, two bedroom apartment. Situated to the north side of Melton Mowbray within close proximity to the Melton Country park, local amenities and the town centre.

The accommodation on offer comprises of; kitchen, lounge, inner hallway, two bedrooms and a family bathroom. Outside there is off road parking to the rear.



**PROPERTY DESCRIPTION** A fantastic opportunity for first time buyers and investors to acquire this ground floor, two bedroom apartment. Situated to the north side of Melton Mowbray within close proximity to the Melton Country park, local amenities and the town centre. The accommodation on offer comprises of; kitchen, lounge, inner hallway, two bedrooms and a family bathroom. Outside there is off road parking to the rear.

**KITCHEN** 14' 6" x 7' 0" (4.44m x 2.14m) Having a double glazed window and door to the off road parking the breakfast kitchen is fitted with a range of wall, base and drawer units, breakfast bar, roll edge work surfaces, tiled splashbacks, stainless steel one and a half bowl sink and drainer, integrated electric oven, gas hob with extractor hood over, space and plumbing for a washing machine, space for a free standing fridge freezer, tiled flooring and radiator.

**LOUNGE** 10' 2" x 15' 4" (3.11m x 4.68m) Having double glazed patio doors, cupboard housing the gas combi boiler, built-in cupboard housing the electricity meter, radiator and carpet flooring.

**BATHROOM** Comprising of a panel bath with mixer shower attachment and further shower riser over, low flush WC, pedestal wash hand basin, tiled splash areas, extractor fan, radiator and laminate wood flooring.

**MAIN BEDROOM** 13' 4" x 8' 9" (4.07m x 2.68m) Having a double glazed window, radiator, built-in wardrobe and carpet flooring.

**BEDROOM TWO** 8' 4" x 13' 3" (2.56m x 4.05m) Having a double glazed window, radiator, built-in wardrobe and carpet flooring.

**STORAGE ROOM** 3' 10" x 4' 11" (1.17m x 1.51m)  
Fantastic storage space with fitted shelving.

**OFF ROAD PARKING** This property offers communal parking to the rear of the building with one allocated space for this property.

**LEASE DETAILS** The property is leasehold. Lease 125 years from 18/10/2002. Ground rent - £10 per year.

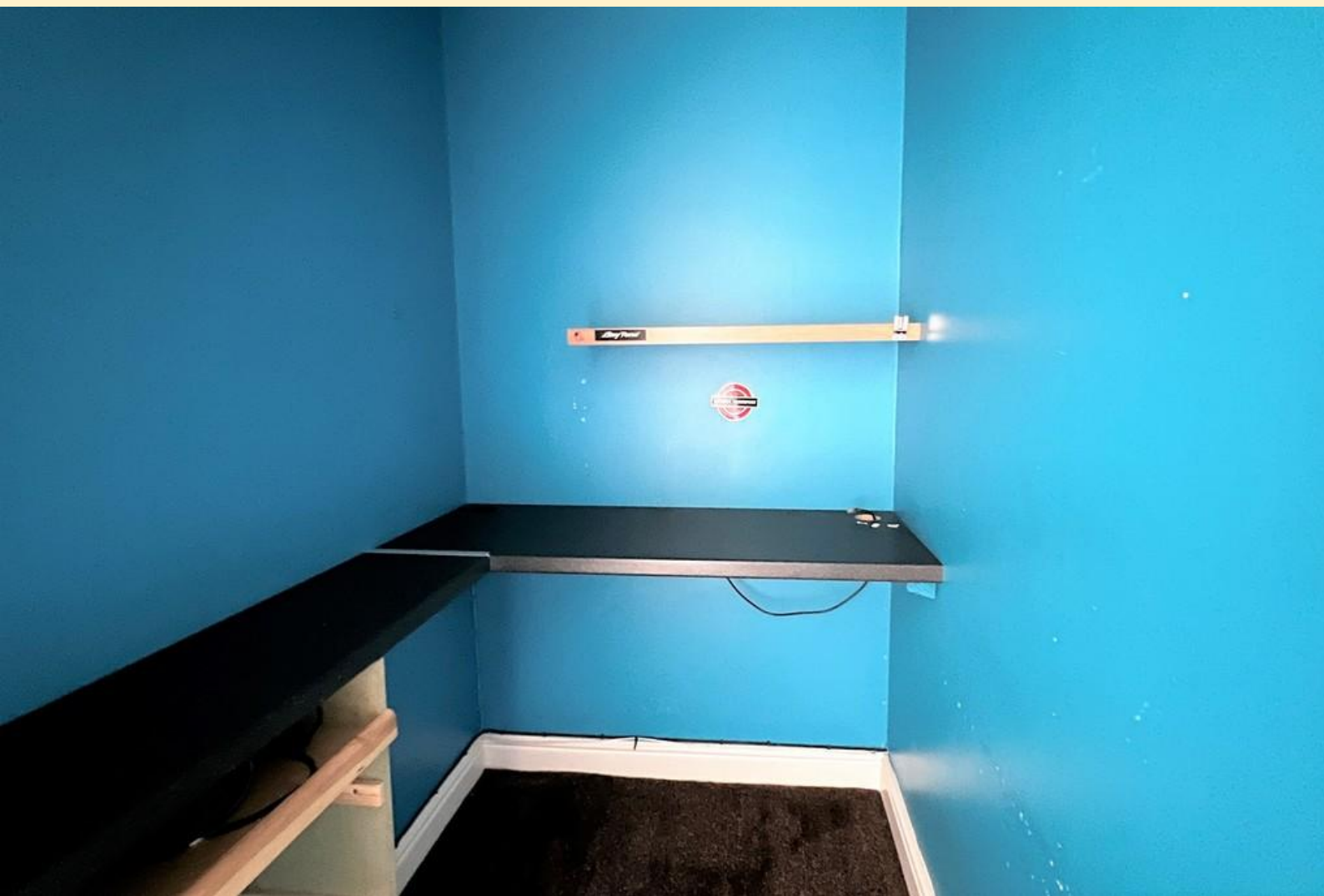
**IMPORTANT INFORMATION** There is information which we need to disclose to you before viewing so please call us to discuss.

**AGENTS NOTE** 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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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[www.middletons.uk.com](http://www.middletons.uk.com)  
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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.