



SADDLERS COURT , MELTON MOWBRAY

Asking Price Of £149,950

Two Bedrooms

Leasehold



SECOND FLOOR APARTMENT

OFF ROAD PARKING

LAUNDERETTE

TWO BEDROOMS

OVER 55'S COMPLEX

COMMUNAL LOUNGE/GARDENS

INTERCOM/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, kitchen, two double bedrooms and a shower room. The apartment benefits from communal gardens and off road parking in the private car park.

ENTRANCE HALL 10' 11" x 4' 11" (3.33m x 1.5m) Having carpeted flooring, a wall mounted electric heater, intercom system and doors leading off to the bedrooms, bathroom and living space. Built in storage cupboard/wardrobe and second storage cupboard housing the hot water cylinder.

LOUNGE/DINER 13' 11" x 17' 8" (4.25m x 5.39m) Having a double glazed window over looking rear of the property, ample room with space for a dining area, electric heater and carpet flooring.

KITCHEN 7' 3" x 12' 9" (2.22m x 3.9m) Having a velux window letting in plenty of light. 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, vinyl flooring.

SHOWER ROOM 5' 6" x 7' 3" (1.68m x 2.23m) Modern style bathroom, comprising of a double shower cubicle with hand railings, low flush WC, vanity unit wash hand basin, wall mounted electric towel radiator and extractor fan.

MASTER BEDROOM 14' 4" x 10' 2" (4.38m x 3.12m) Having a large velux window, electric heater, two inbuilt wardrobes and carpet flooring.

BEDROOM TWO 12' 9" x 7' 9" (3.89m x 2.38m) Having a velux window, electric heater and carpet flooring.

LEASE DETAILS The property is leasehold.

Lease Term: 125 years granted 10/05/2007

Qualifying age: 55 and over

Service Charge: £238.59 pcm* this includes ground rent

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/ Life line 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>

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) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.