



BUTTERMERE CLOSE, MELTON MOWBRAY

Asking Price Of £125,000

Two Bedrooms

Leasehold



FIRST FLOOR APARTMENT

GREAT FIRST TIME BUY

ENSUITE TO THE MASTER

CLOSE TO THE TOWN CENTRE

OFF ROAD PARKING

INVESTMENT OPPORTUNITY

COMMUNAL GARDENS

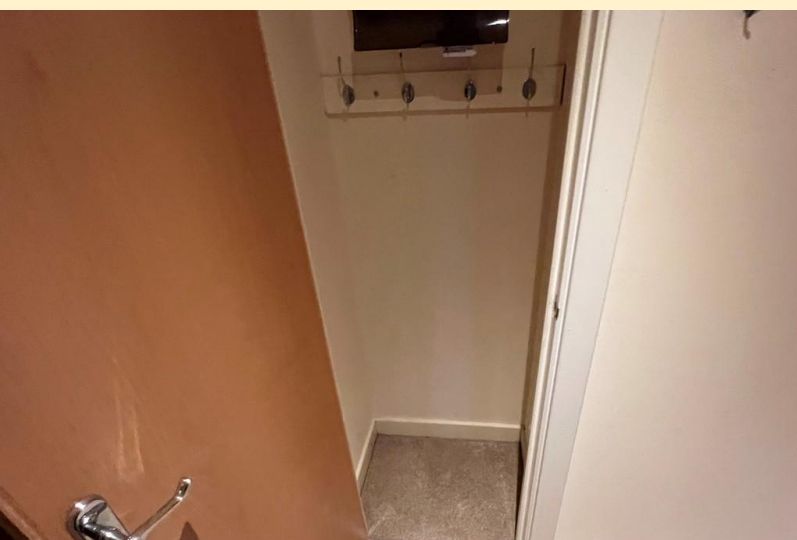
CHAIN FREE

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no upward chain a great investment or first time buy opportunity, modern first floor apartment with two double bedrooms situated within walking distance of the town centre and train station and ideally placed for commuting to Leicester, Oakham and Peterborough.

The accommodation comprises of; entrance hall, large lounge/diner, fitted kitchen, two double bedrooms with the master bedroom enjoying an en-suite shower room and a separate family bathroom. Outside there are communal grounds and an open green space to be enjoyed by the occupiers of the property. There is an allocated car parking space as well as additional visitors parking bays and on street parking.

ENTRANCE HALL Entering via a fire door into the hallway with a wall mounted telephone intercom, storage cupboards and doors off to;

LOUNGE/DINER 16' 4" x 13' 4" (5.0m x 4.08m narrowing to 3.22m) Having two windows, one being a walk-in bay window creating extra space and having uninterrupted views across the green, electric radiator, ample room for a dining table and carpet flooring.

KITCHEN 8' 0" x 7' 2" (2.44m x 2.19m) Fitted with modern wall, base and drawer units with roll edge work surfaces over, inset stainless steel sink and drainer with mixer tap over, washing machine and dishwasher, fridge freezer, integrated oven and electric hob with extractor hood over and tiled splash backs. Inset spot lights, radiator and tiled floor.

MASTER BEDROOM 10' 0" x 12' 7" (3.05m x 3.84m) Having a window to the side aspect, radiator, carpet flooring and door off to the ensuite shower room.

ENSUITE 4' 7" x 7' 2" (1.4m x 2.2m) Comprising of a pedestal wash hand basin, low flush WC, shower cubicle and tiled flooring.

BATHROOM 6' 0" x 6' 0" (1.85m x 1.83m) Comprising of a vanity unit wash hand basin, low flush WC, panel bath with mixer tap and shower head attachment and wall mounted electric heater.

BEDROOM TWO 11' 7" x 10' 7" (3.54m x 3.25m) Having a window to the side aspect, radiator and carpet flooring.

OFF ROAD PARKING There is allocated off road parking spaces and communal gardens for the residents to enjoy, maintained within the service charge fee.

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+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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.