



**HIGH STREET, MELTON MOWBRAY**

**Asking Price Of £125,000**

**Two Bedrooms**

**Leasehold**



**GROUND FLOOR APARTMENT**

**ALLOCATED PARKING SPACE**

**INVESTMENT OPPORTUNITY**

**GOOD COMMUTER LINKS**

**TWO DOUBLE BEDROOMS**

**ENSUITE TO MAIN BEDROOM**

**TOWN CENTRE LOCATION**

**CHAIN FREE**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





Great first time buy or investment opportunity, offered with no upward chain. Two bedroom ground floor apartment situated in the converted grade II listed 17th century coaching Inn in the centre of Melton Mowbray.

The accommodation on offer comprises; entrance hall, open plan lounge/kitchen, two double bedrooms, ensuite shower room and bathroom. There is a parking space to the rear of the building.

**ENTRANCE HALL** Main entrance into the communal hallway with post boxes for all apartments. Fire door into the entrance hall of the apartment having telecom security system, electric heater, carpet flooring. Cupboard housing the hot water tank with space and plumbing for a washing machine.

**LOUNGE/KITCHEN** 11' 11" x 15' 3" (3.65m x 4.65m) Having modern wall, base and drawer units with work surfaces over, stainless steel sink and drainer with mixer tap over, integrated electric oven and hob with extractor hood over. Window to the front aspect, vinyl flooring to the kitchen area, carpet flooring to the lounge area with electric heater.

**MAIN BEDROOM** 13' 2" x 12' 2" (4.03m x 3.71m) Having a small window to the inner landing with door to the ensuite, electric heater, built-in wardrobes and carpet flooring.

**ENSUITE** 5' 2" x 5' 6" (1.59m x 1.7m) Comprising of a shower cubicle, low flush WC, pedestal wash hand basin and a heated towel rail. Extractor fan and vinyl flooring.

**BEDROOM TWO** 11' 2" x 13' 3" (3.41m x 4.06m) Having a window to the front aspect, electric heater and carpet flooring.

**BATHROOM** 6' 2" x 5' 10" (1.9m x 1.79m) Comprising of a panel bath with a shower over, integrated TV, low flush WC, pedestal wash hand basin and a heated towel rail. Obscure glazed window, extractor fan, part tiled walls and vinyl flooring.

**LEASE DETAILS** The property is leasehold. Lease 125 years from 1 January 2014. Ground rent - £401.35 per year, Service charge - £647.56 per quarter.

**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.

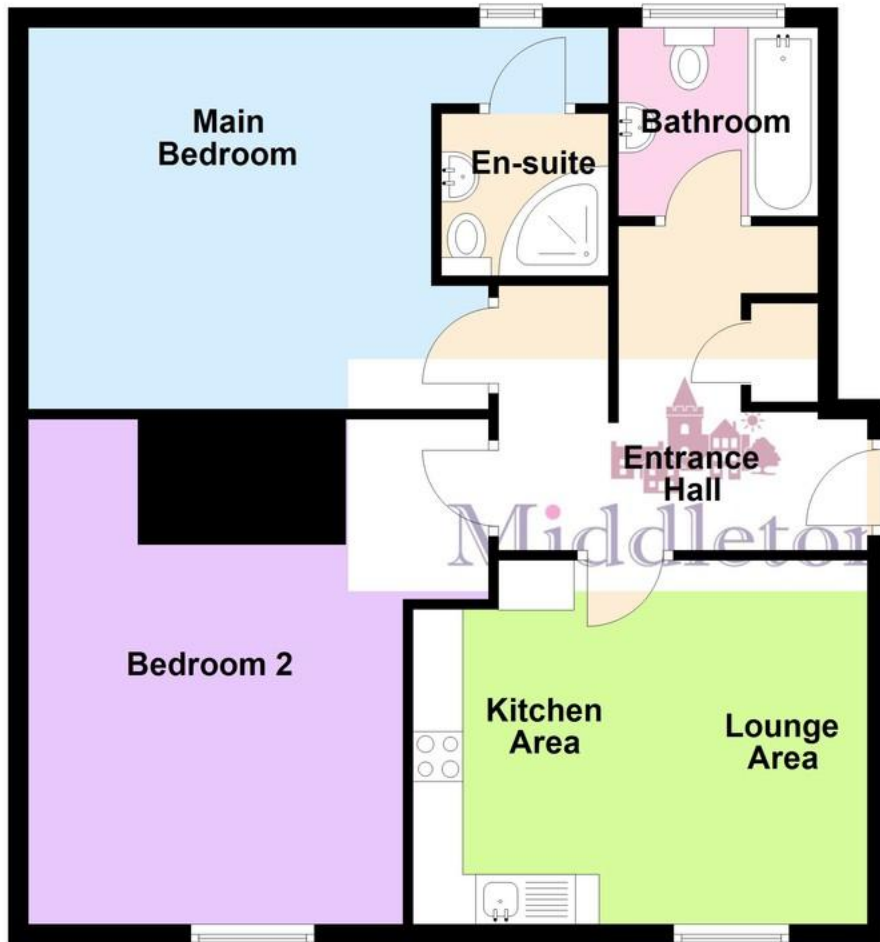
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.








## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	44
(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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**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.