



**SCALFORD ROAD, MELTON MOWBRAY**

**Asking Price Of £245,000**

**Two Bedrooms**

**Freehold**



**SECOND FLOOR APARTMENT**

**MOBILITY SCOOTER STORAGE**

**TWO DOUBLE BEDROOMS**

**CLOSE TO THE TOWN CENTRE**

**OVER 60'S COMPLEX**

**VISITOR PARKING**

**COMMUNAL LOUNGE AND GARDENS**

**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND C**

**01664 566258**

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Middletons estate agents are delighted to offer this modern two bedroomed, first 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, two generous double bedrooms, one having a walk-in wardrobe and an ensuite shower room. Double glazing, electric heating, illuminated light switches, telephone, TV and Sky+ points in living room, door camera entry system, intruder alarm, smoke detector, built with a NHBC 10 year warranty, enclosed refuse area, mobility scooter charging and storage. There is a lift to all floors, landscaped gardens and a communal lounge to socialise with other residents.

**ENTRANCE HALL** Enter via a solid oak door, ceiling down lights, intercom entry system, utility cupboard housing the hot water tank and having plumbing for a washing machine and plenty of storage space.

**LIVING ROOM** 11' 3" x 19' 9" (3.44m x 6.04m) Spacious living room with south facing double glazed french doors and electric heaters, ample room for a breakfast table, carpet flooring and door to the kitchen.

**KITCHEN** 8' 2" x 7' 8" (2.5m x 2.35m) Fitted with a range of modern wall, base and drawer units, square edge work surfaces, 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.

**SHOWER ROOM** 6' 11" x 5' 1" (2.13m x 1.55m) Comprising of a double walk-in shower cubicle, vanity unit wash hand basin, close coupled WC and a heated towel rail. Extractor fan, back-lit mirror with electric shaver point and tiled flooring.

**BEDROOM ONE** 19' 9" x 9' 8" (6.02m x 2.96m) Generous double room having a south facing window with elevated views across the town and beyond, electric heater, carpet flooring, walk-in wardrobe with shelving and hanging space and door to the ensuite.

**ENSUITE** 9' 8" x 6' 7" (2.96m x 2.02m) Comprising of a double walk-in shower cubicle, vanity unit wash hand basin, close coupled WC and a heated towel rail. Extractor fan, back-lit mirror with electric shaver point and tiled flooring.

**BEDROOM TWO** 6' 7" x 18' 11" (2.02m x 5.79m) Another generous double having a window to the south with ample room for a seating area, electric heater and carpet flooring.

**COMMUNAL ENTRANCE** Enter via automatic double doors with a camera intercom entry system, there are both stairs and lifts and courtesy lighting.

**PARKING** There are visitor parking spaces to the front of the building.

**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.

#### **LEASE INFORMATION SERVICE CHARGE (BREAKDOWN)**

- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,025.96 for financial year ending 28/02/2024.

#### **GROUND RENT**

Ground rent: £495 per annum.

Ground rent review: 1st Jan 2034.

Lease term: 999 years from Jan 2021

#### **ADDITIONAL INFORMATION & SERVICES**

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage







## 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>	85	85
(69-80) <b>C</b>		
(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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**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.