



## **BURTON ROAD, MELTON MOWBRAY**

**Asking Price Of £185,000**

**Two Bedrooms**

**Share of Freehold**



**FIRST FLOOR APARTMENT**

**TWO DOUBLE BEDROOMS**

**CHAIN FREE**

**WALKING DISTANCE OF THE TOWN**

**OFF ROAD PARKING**

**DECKED SEATING AREA**

**CLOSE TO LOCAL SCHOOLS**

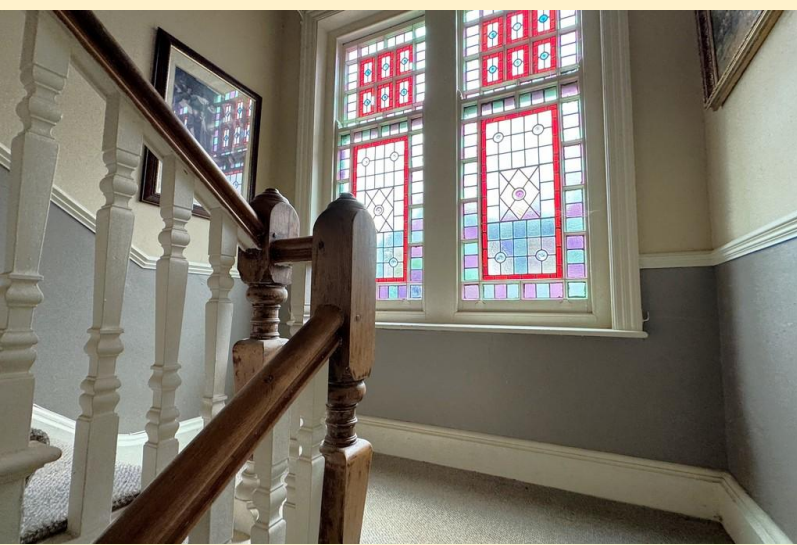
**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





Spacious two bedroom first floor apartment set within an Edwardian property situated to the south side of Melton Mowbray enjoying elevated views across the town. Being in walking distance of the town centre and train station with local amenities and schools close by.

Having period features throughout the accommodation in brief comprises of; entrance hall, kitchen area with lounge area, two double bedrooms and a family bathroom. Outside the property benefits from off road parking, communal garden with a decked seating area and brick built storage.



**COMMUNAL ENTRANCE HALL** Door on the ground floor into the communal entrance hall, taking the stairs to the first floor landing having a period stained glass window midway, front door to the apartment.

**ENTRANCE HALL** Having the intercom telephone, laminate wood flooring and doors off to;

**LOUNGE/KITCHEN** 14' 0" x 19' 1" (4.27m x 5.83m) The kitchen area is fitted with a range of wall, drawer and base units with work surfaces over, tiled splash backs, sink and drainer with mixer tap over, electric oven and hob with extractor hood over. Space and plumbing for a washing machine and dishwasher. The spacious living area has ample room for lounge seating and a dining table, having a double sash window fitted with Roman blinds, high ceilings with decorative period coving, radiator and carpet flooring.

**BATHROOM** 6' 10" x 9' 5" (2.09m x 2.89m) Comprising of a double ended panel bath with a fixed waterfall shower head and shower riser and glazed folding shower screen, vanity unit wash hand basin, low flush WC, storage cupboards and a heated towel rail. Sash window with fitted blind, tiled walls and flooring.

**BEDROOM ONE** 12' 0" x 18' 2" (3.67m x 5.56m) Generous double having a sash bay window with fitted blinds, radiator and carpet flooring.

**BEDROOM TWO** 10' 8" x 14' 7" (3.26m x 4.45m) Another good sized double room having a sash window, radiator, carpet flooring and bespoke fitted bedroom furniture to include two double wardrobes, drawers and top boxes.

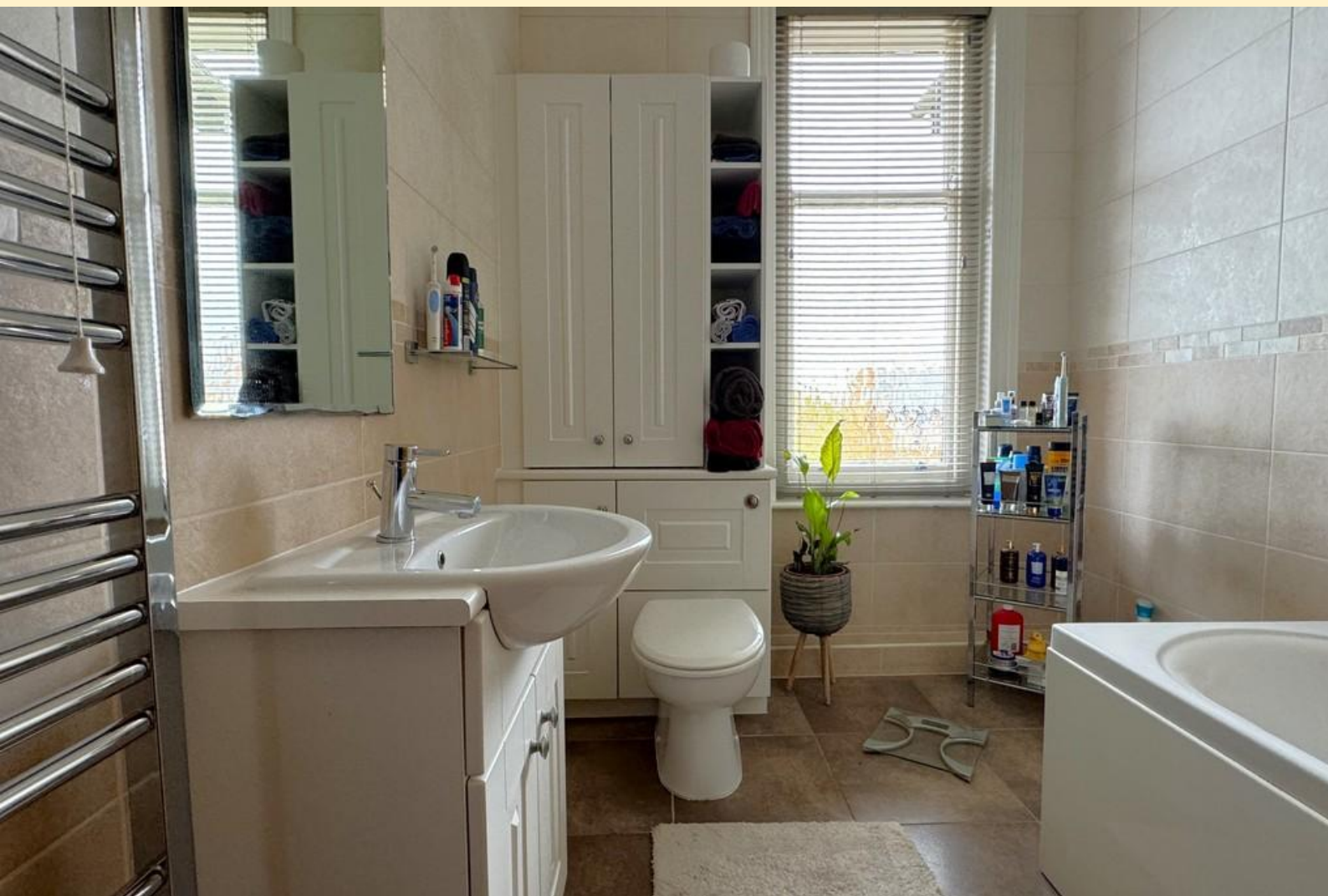
**OUTSIDE SPACE** To the front of the property is a communal driveway with two allocated parking spaces. To the rear is a communal garden with a decked seating area and separate outside storage area for the property.

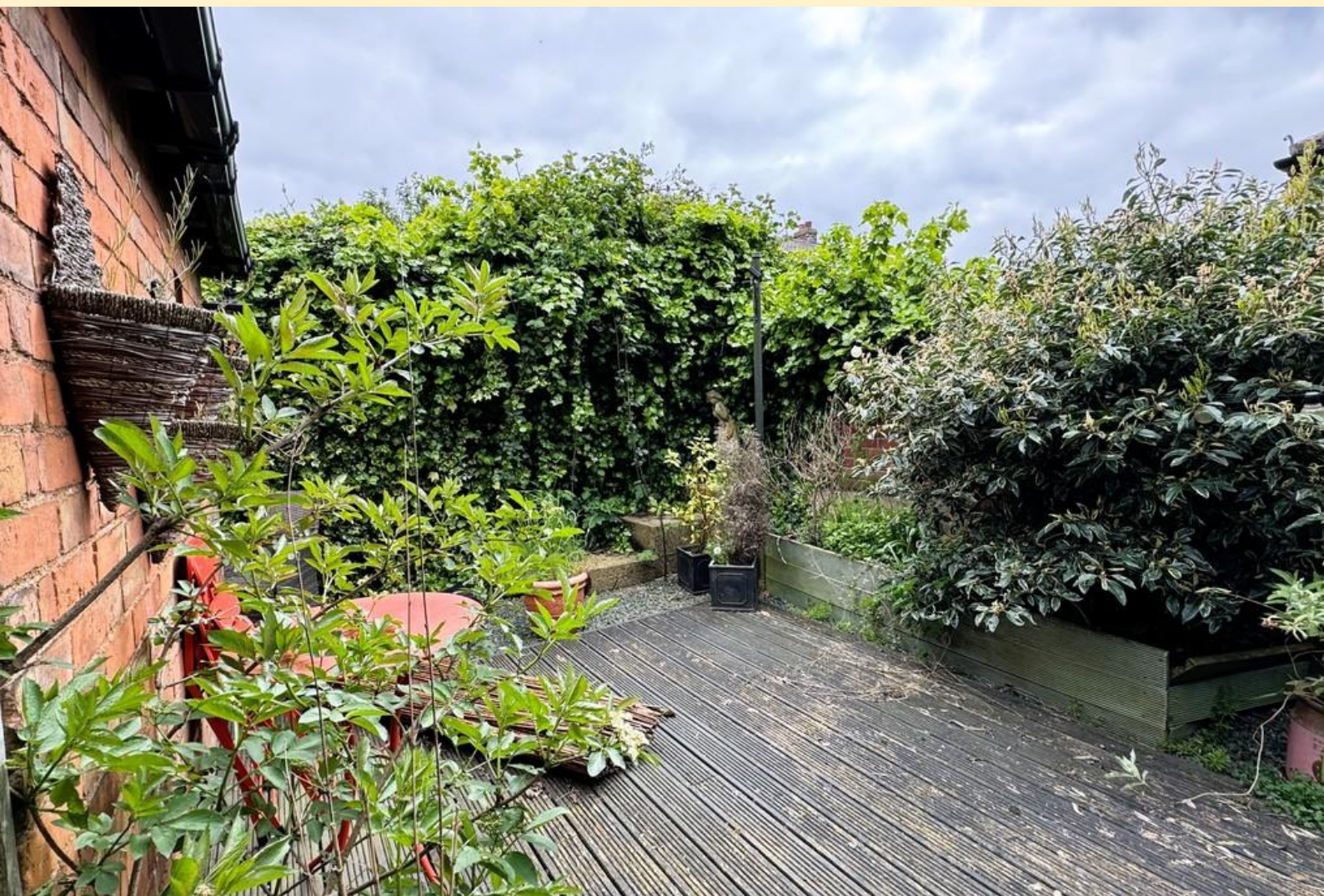
**LEASE INFORMATION** The lease was 125 years from 7 April 2000. The Freehold is owned by Ashall Management Ltd. The directors are the four owners of the four flats in the building, each owning one quarter of the freehold and each paying £50.00 pcm for the ground rent inclusive of the annual buildings insurance, the upkeep of the building and its surroundings including the stone driveway, flower beds and communal garden.

**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.

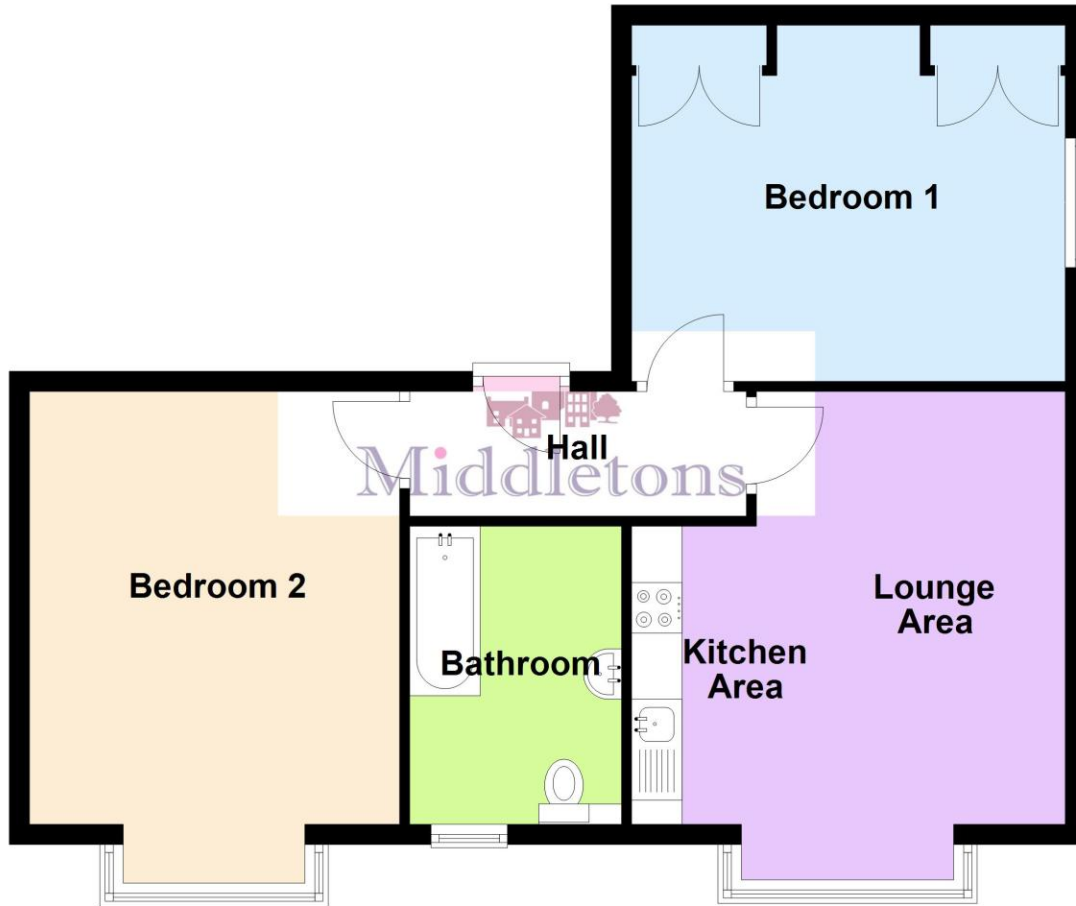
**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







# 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	64	
(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 &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.