



ROSEBERY AVENUE, MELTON MOWBRAY

Asking Price Of £149,950

Two Bedrooms

Freehold



FIRST 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 bedrooms and a shower room. The apartment benefits from communal gardens and off road parking in the private car park.

ENTRANCE HALL Having carpeted flooring, a wall mounted electric heater, intercom system and doors leading off to the bedrooms, bathroom and living space. Second storage cupboard housing the hot water cylinder.

LOUNGE/DINER 10' 11" x 14' 9" (3.35m x 4.52m) Having a windows and door to a Juliette balcony, ample sitting room with space for a dining area, two electric heaters and carpet flooring.

KITCHEN 10' 6" x 6' 8" (3.22m x 2.04m) Comprising of wall, base and drawer units topped with work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap over, eye level Electrolux oven and grill, Samsung electric hob with extractor hood over, space and plumbing for a dishwasher or washing machine, space for a fridge freezer and vinyl flooring.

BEDROOM ONE 8' 10" x 13' 8" (2.7m x 4.19m) Having a double glazed window, electric heater, two in-built wardrobes and carpet flooring.

SHOWER ROOM 5' 5" x 7' 4" (1.67m x 2.24m) Modern style shower room, 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.

BEDROOM TWO 7' 0" x 11' 1" (2.14m x 3.38m) Having a double glazed 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: £268.30 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/ Lifeline 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.

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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.