

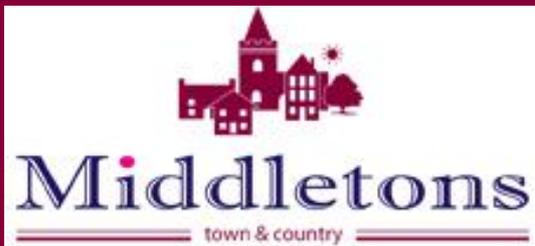


## **KENNELMORE ROAD, MELTON MOWBRAY**

**Asking Price Of £140,000**

**One Bedroom**

**Freehold**



**ONE BEDROOM APARTMENT**

**UNDER FLOOR HEATING**

**COMMUNAL GARDEN**

**GOOD COMMUTER LINKS**

**EXCLUSIVE DEVELOPMENT**

**CHAIN FREE**

**TOWN CENTRE LOCATION**

**INVESTMENT OPPORTUNITY**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





This one-bedroom ground floor apartment, offered with no onward chain, is set in a charming Grade II listed lodge dating back to the 1800s. Perfect for investors or first-time buyers, it's ideally located just a short stroll from the town centre and train station, with excellent commuter links to Grantham's main line, providing direct access to London St Pancras in just over an hour.

The accommodation benefits from underfloor heating throughout and comprises; entrance hall, lounge diner, kitchen, shower room and a double bedroom.

**COMMUNAL ENTRANCE HALL** Steps lead up to the main entrance with a glazed door opening into the communal entrance hall with video entry system, tiled flooring, radiator, oak stairs rising to the first and second floors and a door to Apartment 4 on the ground floor.

**HALLWAY** Having an entrance video system, oak wood flooring and doors off to;

**LOUNGE** 16' 0" x 10' 5" (4.9m x 3.18m) Featuring a wooden sash window with a fitted blind overlooking the communal gardens, a TV aerial point on the chimney breast, high skirting, decorative period coving, and oak wood flooring. Door through to the kitchen.

**KITCHEN** 10' 0" x 8' 1" (3.07m x 2.48m) Featuring a modern selection of wall, base, and drawer units topped with return work surfaces, along with a Blanco sink and drainer fitted with a mixer tap. Integrated appliances include an Indesit washer/dryer, fridge, freezer, Bloomberg dishwasher, and AEG microwave, oven, and induction hob with extractor hood. A wooden sash window with a fitted blind overlooks the gardens, while an A-rated Worcester combination boiler is neatly concealed within a wall unit. The space is finished with tiled flooring.

**SHOWER ROOM** 5' 7" x 8' 10" (1.72m x 2.71m) Comprising of a large walk-in shower cubicle with a fixed waterfall shower head and shower riser, pedestal wash hand basin, low flush WC and a heated towel rail for extra comfort. Tiled splash areas, extractor fan and tiled flooring.

**BEDROOM** 12' 1" x 13' 5" (3.69m x 4.09m reducing to 2.48m) Double bedroom having two wooden sash windows fitted with blinds, TV aerial point, built-in storage cupboard and oak wood flooring.

**OUTSIDE SPACE** Residents can enjoy beautifully landscaped communal gardens with lush lawns, vibrant foliage, and an Indian stone patio, as well as a shared bin store. Private car park to the rear.

**LEASE INFORMATION** The property is leasehold. Lease 999 years from 01/01/2019. Service charge - £2011.23 per year. Estate charge £221.79 per year. The ground rent is peppercorn and is not collected. The service and estate charges cover Internal Communal Cleaning, Grounds Maintenance, Gutter and Window Cleaning, Emergency Light Servicing, Fire Alarm Servicing and testing, Buildings Insurance, Communal Electricity Supply

**AGENTS NOTE** Leasehold. 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.

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# 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	78
(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 &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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.