



## **BENTLEY STREET, MELTON MOWBRAY**

**Asking Price Of £95,000**

**Two Bedrooms**

**Leasehold**



**DUPLEX APARTMENT**

**TWO DOUBLE BEDROOMS**

**LAUNDRY DRYING AREA**

**GOOD COMMUTER LINKS**

**CHAIN FREE**

**LARGE LOUNGE DINER**

**TOWN CENTRE LOCATION**

**INVESTMENT OPPORTUNITY**

**COUNCIL TAX BAND A**

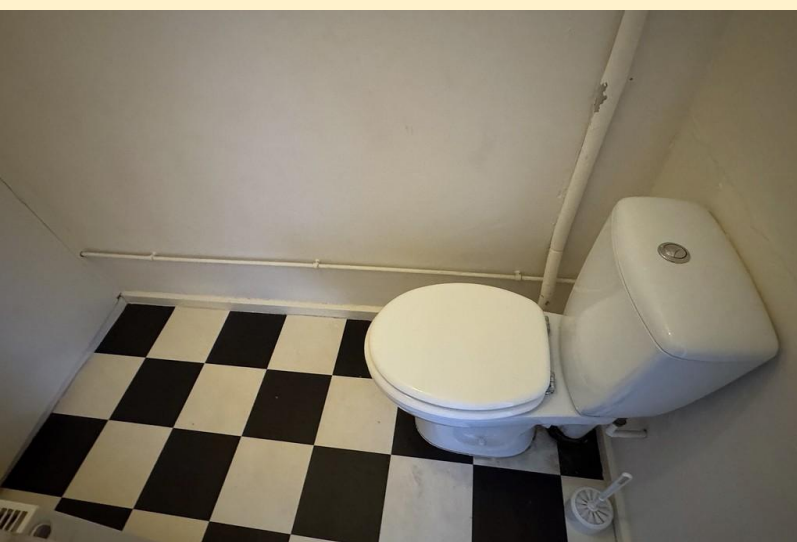
**01664 566258**

**[info@middletons.uk.com](mailto:info@middletons.uk.com)**









Two double bedroom duplex apartment offering spacious accommodation, conveniently located close to the town centre with easy access to all local amenities. The accommodation in brief comprises of ; porch, entrance hall, lounge diner and kitchen to the first floor, two double bedrooms, separate WC and a bathroom to the second floor.

The accommodation benefits from electric central heating (electric boiler system) and an electric immersion heater for hot water. Comprises; storm porch, entrance hall, lounge diner and kitchen to the first floor, two double bedrooms, separate WC and a bathroom to the second floor. The property also benefits from an intercom system and the use of a laundry drying area.

**PORCH** Open porch with door giving access to a communal drying area. Further door into the entrance hall with double glazed window, stairs rising to the upstairs landing, under stair storage, further large storage cupboard and radiator.

**LOUNGE/DINER** 20' 7" x 15' 5" (6.28m x 4.7 m Max)  
Spacious reception room having two windows with views of the town, two radiators, TV aerial point and carpet flooring.

**KITCHEN** 9' 0" x 8' 1" (2.76m x 2.48m) Fitted with a range of base, drawer and wall unit's topped with work surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap over, electric cooker and ceramic hob with extractor over, space and plumbing for a washing machine and space for a fridge freezer. Double glazed window and tiled flooring.

**LANDING** Returning to the entrance hall taking the stairs to the upstairs landing with a airing cupboard, radiator and doors off to;

**BEDROOM ONE** 10' 7" x 13' 11" (3.24m x 4.25m)  
Spacious double having a window with far reaching views of the town, radiator and carpet flooring.

**BEDROOM TWO** 9' 10" x 13' 3" (3.m x 4.05m) Another good sized double room having a window with far reaching views, radiator and carpet flooring.

**BATHROOM** 11' 1" x 6' 7" (3.4m max x 2.02m max)  
Comprising of a low flush WC, pedestal wash hand basin, panelled bath with electric shower over. Two obscure glazed windows, radiator, tiled walls and laminate wood flooring.

**WC** 3' 0" x 6' 0" (.93m x 1.85m) Comprising of a low flush WC, radiator, airing cupboard and vinyl flooring.

**LEASEHOLD** The property is leasehold. Lease 178 years from 30/04/2025. Ground rent - peppercorn, Service charge - £850.00 per year (This is approximate based on the last years charges for repairs). Including Buildings insurance, communal cleaning, repairs and lighting. Estate management, grounds maintenance, aerial and administration.

**AGENTS NOTE TENURE** 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.

**THIRD PARTY REFERRAL ARRANGEMENTS** Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit [middletons.uk.com/Referral-Fees](https://middletons.uk.com/Referral-Fees)



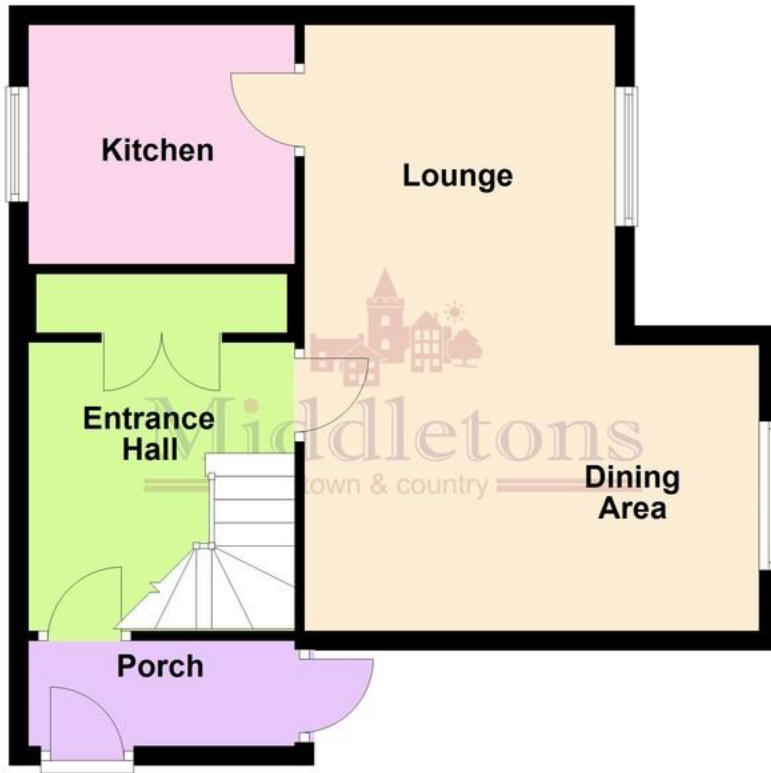




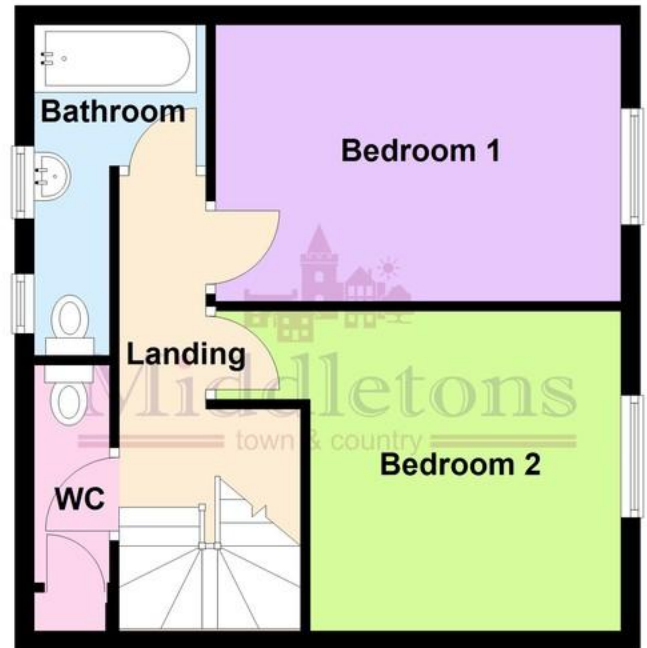




## Ground Floor



## First 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	49
(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 are 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.