



HALIFAX DRIVE, MELTON MOWBRAY

Guide Price £125,000

Two Bedrooms

Leasehold



TWO DOUBLE BEDROOMS

ALLOCATED PARKING SPACE

CENTRAL LOCATION

CLOSE TO LOCAL AMENITIES

WALKING DISTANCE TO TOWN

**BATHROOM & SEPARATE EN SUITE
SHOWER**

GROUND FLOOR

EPC RATING C

COUNCIL TAX BAND B

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Modern ground floor apartment located on a quiet cul-de-sac within 5 minutes walk of Aldi and Long Field Academy. Ideal for those looking to downsize, first-time buyers or investors. The apartment has it's own allocated parking spot and is approximately 15 minutes walking distance to town and the train station.

The accommodation in brief; Entrance hall giving access to; Lounge, kitchen, two bedrooms, ensuite shower to the master and a family bathroom. The property also benefits from secure intercom system and communal gardens.



ENTRANCE HALL 3' 6" x 17' 3" (1.07m x 5.26m) Entering via a fire door into the hallway with a wall mounted telephone intercom, storage cupboard housing the electrical consumer unit, a further storage cupboard with fitted shelving, radiator and doors off to;

LOUNGE/DINER 14' 4" x 20' 2" (4.39m x 6.16m) MAX
Comprising of carpet flooring, TV Aerial point, three UPVC double glazed windows and two radiators

KITCHEN 9' 8" x 7' 10" (2.96m x 2.41m) Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for both a washing machine and dishwasher, space for a fridge freezer, integrated fan oven and gas hob with extractor hood over and tiled splash backs. Double glazed window, radiator, cupboard housing the central heating boiler and linoleum floor.

MASTER BEDROOM 11' 10" x 10' 2" (3.61m x 3.12m)
Having a radiator, built-in wardrobe space, UPVC double-glazed window carpet flooring and door off to the ensuite shower room.

ENSUITE 3' 2" x 8' 10" (0.98m x 2.7m) Comprising of a pedestal wash hand basin, low flush WC, shower cubicle, radiator and carpet flooring.

BEDROOM TWO 9' 3" x 9' 10" (2.84m x 3.00m) Having a radiator, UPVC double-glazed window and carpet flooring.

MAIN BATHROOM 8' 6" x 4' 10" (2.61m x 1.48m)
Comprising of a pedestal wash hand basin, low flush WC, bathtub, panel bath mixer tap, shaver socket, radiator and obscure double glazed window.

OUTSIDE SPACE There is allocated off road parking spaces and communal gardens for the residents to enjoy, maintained within the service charge fee.

LEASE INFORMATION The property is leasehold. Lease 125 years from 2007. Service Charge of £592.71 per quarter, which includes buildings insurance.

PERSONAL INTEREST In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Middletons Estate Agents.

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.

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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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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.