



Flat 8 Wyndham Lodge Kennelmore Road , Melton Mowbray, LE13 0RU

Offers Over £150,000



Situated on the first floor of a converted Grade II lodge dating back to the 1800's is this modern, stylish one bedroom apartment. Finished to a high standard the property is accessed via a communal hallway with oak staircase and security system. The apartment has an entrance hall with video entry system, an open-plan living/dining room and beautiful kitchen with a range of high quality fitted units, a large double bedroom, bathroom with Roca sanitary ware as well as enjoying the benefit of a well maintained communal garden area as well as an allocated off road parking space within the car park. Ideal FTB/BTL. Offered with no upward chain. EPC C.



Property Information

This high specification, one bedroom, one-bathroom apartment has a beautiful, contemporary kitchen that is fully equipped with a combination of high quality base units, wall cupboards and integrated appliances including an integrated fridge freezer, dishwasher, washer/ dryer, ceramic hob, extractor and oven.

The accommodation comprises in brief:

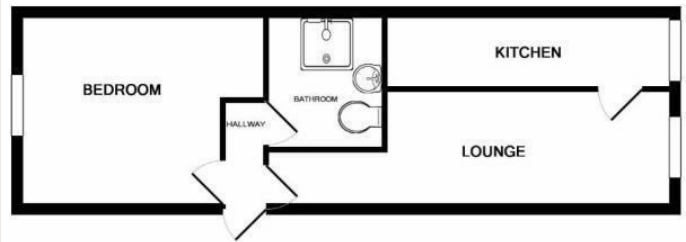
- * Spacious living rooms with large window overlooking the communal rear gardens
- * Well proportioned, galley style kitchen, furnished with high quality fitted wall and base units, with a full range of integrated appliances included
- * Large double bedroom, overlooking the parkland to the front of the property, benefitting from a recessed storage area that would make an excellent walk in wardrobe
- * Contemporary bathroom furnished with a white, three-piece bathroom suite including a double shower cubicle with thermostatic bar shower, wash hand basin and closed coupled WC
- * The property benefits from bespoke timber framed double glazed windows and an A rated Worcester combination boiler (located in the kitchen)
- * Engineered oak flooring throughout the property is both practical and attractive
- * Walled communal gardens are located to the rear, and the lodge is surrounded by a wealth of mature lawns, foliage and trees
- * There is a communal patio area finished with Indian stone
- * Communal bin store for residents
- * There is a private carpark situated to the right-hand side of the development providing ample parking for residents

Directional Note

Leaving Melton Mowbray town centre via Burton Street continue and take a right turn on to Ankle Hill then a right turn in to Kennlemore Road following the road until you arrive at the property. The car park is located via a left turning on the right hand side of the building.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com



TOTAL APPROX. FLOOR AREA 410 SQ.FT. (38.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Fothergill Wyatt

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