





Property Description

Ideally positioned close to the heart of Melton Mowbray, this one-bedroom second floor apartment offers an excellent opportunity for first-time buyers and investors alike. The accommodation comprises an open-plan lounge and kitchen, a double bedroom, and a modern bathroom. Benefiting from good transport links and convenient access to the town centre's shops and amenities, this property offers a convenient and well connected location.

Entrance Hall

With useful storage cupboards and intercom system.

Bathroom

6' 8" x 5' 10" (2.03m x 1.78m)

A suite in white comprising of panelled bath with electric shower over, wash hand basin and WC. Useful airing cupboard. Double glazed window.

Bedroom

12' 11" x 9' 10" (3.94m x 3.00m)

With double glazed window and central heating radiator.

Kitchen/Lounge

24' 7" x 10' 1" (7.49m x 3.07m)

With a range of units at eye and base level providing work surface, storage and appliance space. Plumbing for washing machine, freestanding electric cooker with extractor

over. Double glazed windows to front and rear elevations.

Outside

Communal car parks and on street parking are positioned close to the main entrance.

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'



To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: D Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW308081

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MOW308081 - 0012