



BUTTERMERE CLOSE, MELTON MOWBRAY

Offers Over £120,000

Two Bedrooms

Leasehold



SECOND FLOOR APARTMENT

CHAIN FREE

ENSUITE SHOWER ROOM

CLOSE TO THE TOWN CENTRE

OFF ROAD PARKING

GREAT FIRST TIME BUY

COMMUNAL GARDENS

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





Offered with no upward chain a great investment or first time buy opportunity, modern second floor apartment with two double bedrooms, situated within walking distance of the town centre and train station and ideally placed for commuting to Leicester, Oakham and Peterborough.



The accommodation comprises of; entrance hall, large lounge/diner, fitted kitchen, two double bedrooms, family bathroom and an ensuite shower room to the main bedroom. Outside there are communal grounds and an open green space to be enjoyed by the occupiers of the property. There is an allocated car parking space as well as additional visitors parking bays and on street parking.

COMMUNAL HALLWAY Entering the property into the communal hallway which has an external intercom system and stairs to the first floor.

ENTRANCE HALL Entering via a fire door into the entrance hall having a wall mounted telephone intercom, two storage cupboards and doors off to;

LOUNGE/DINER 16' 4" x 14' 2" (4.99m x 4.33m) Having three windows allowing plenty of natural light, two electric heaters, ample room for a dining table, archway to the kitchen and carpet flooring.

KITCHEN 7' 3" x 7' 11" (2.23m x 2.43m) Fitted with modern wall, base and drawer units topped with work surfaces, 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 oven and electric hob with extractor hood over. Window with fitted roller blind, inset LED spot lights, and tiled floor.

BEDROOM ONE 14' 2" x 12' 6" (4.33m x 3.83m Max) Having three windows fitted with roller blinds, electric heater, carpet flooring and door off to the ensuite shower room.

ENSUITE 4' 7" x 7' 3" (1.42m x 2.21m) Comprising of a vanity unit wash hand basin, push button flush WC, shower cubicle, LED lighting, extractor fan and tiled flooring.

BEDROOM TWO 8' 3" x 10' 9" (2.54m x 3.29m) Having a two windows with curtains, electric heater and carpet flooring.

BATHROOM 6' 0" x 5' 11" (1.84m x 1.82m) Comprising of a vanity unit wash hand basin, push button flush WC, panel bath with mixer tap and shower head attachment and an electric heater. Obscure glazed window with roller blind fitted, LED lighting, part tiled walls and tiled flooring.

OFF ROAD PARKING 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 1st January 2004 Ground rent - £240 per year, Service charge - £168.00 monthly.

AGENTS NOTE 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.

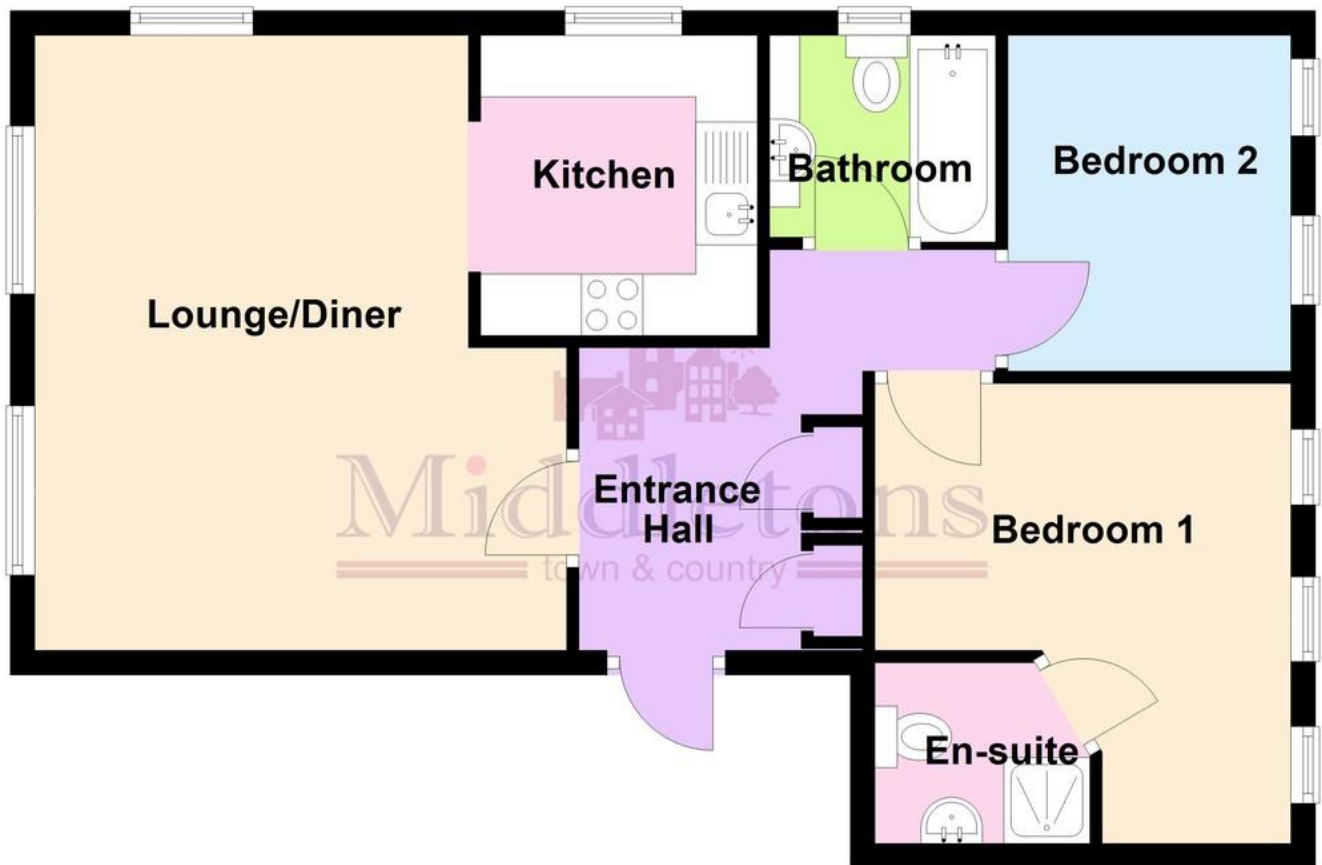
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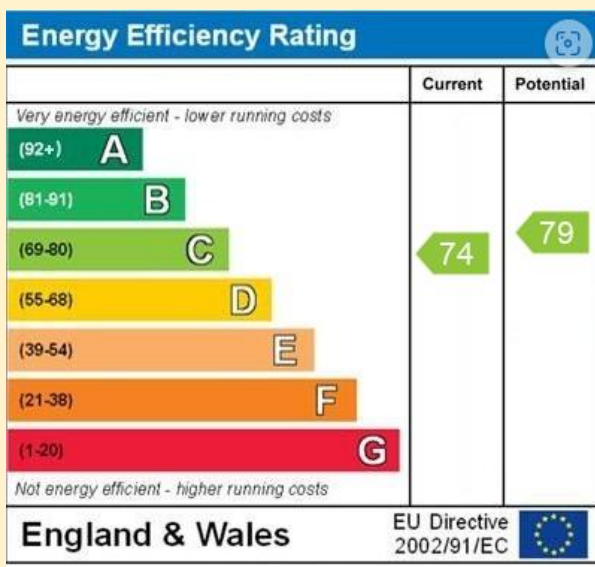




Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



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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 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.