



## THE GEORGE HOTEL, HIGH STREET

**Offers Over £100,000**

**Two Bedrooms**

**Leasehold**



**SECOND-FLOOR APARTMENT**

**GREAT FIRST TIME BUY**

**INTERCOM SYSTEM**

**GOOD COMMUTER LINKS**

**CHAIN FREE**

**INVESTMENT OPPORTUNITY**

**TOWN CENTRE LOCATION**

**COUNCIL TAX BAND A**

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**01664 566258**

**info@middletons.uk.com**







Available with no onward chain, this is an excellent opportunity for first-time buyers or investors. Two double-bedroom second-floor apartment located in a converted Grade II listed 17th-century coaching inn in the heart of Melton Mowbray.

The accommodation on offer comprises; entrance hall, lounge, kitchen, two double-bedrooms and a bathroom.





**COMMUNAL ENTRANCE** The main entrance leads to the communal hallway, complete with post boxes for each apartment.

**ENTRANCE HALL** Having an electric heater, LED lighting, brushed metal sockets, airing cupboard housing the pressured water tank and plumbing for a washing machine.

**LOUNGE** 11' 6" x 11' 6" (3.52m x 3.52m) Having a window to the front aspect with fitted blind, electric heater, loft hatch giving access to the attic space, brushed metal sockets, TV aerial point and carpet flooring.

**KITCHEN** 6' 3" x 10' 6" (1.92m x 3.22m) Stepping down into the modern fitted kitchen having wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit with mixer tap over and tiled splash backs. Integrated appliances include a fridge freezer and a Beko electric oven and hob with extractor hood over. Window, electric heater, brushed metal sockets and vinyl flooring.

**BEDROOM ONE** 12' 0" x 11' 7" (3.68m x 3.54m) Having a window to the front aspect with fitted blind, electric heater, brushed metal sockets and carpet flooring.

**BEDROOM TWO** 11' 1" x 10' 0" (3.39m x 3.05m) Having a window to the front aspect with fitted blind, electric heater, brushed metal sockets and carpet flooring.

**BATHROOM** 6' 10" x 6' 2" (2.09m x 1.89m) The bathroom features a panel bath with an overhead shower, low-flush WC, and a pedestal wash hand basin, complemented by a heated towel rail. It also includes an extractor fan, partially tiled walls, and vinyl flooring.

**LEASE DETAILS** The property is leasehold. Lease 125 years from 1 January 2014. Ground rent - £401.35 per year, Service charge - £650.76 per quarter.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middleton's, 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.

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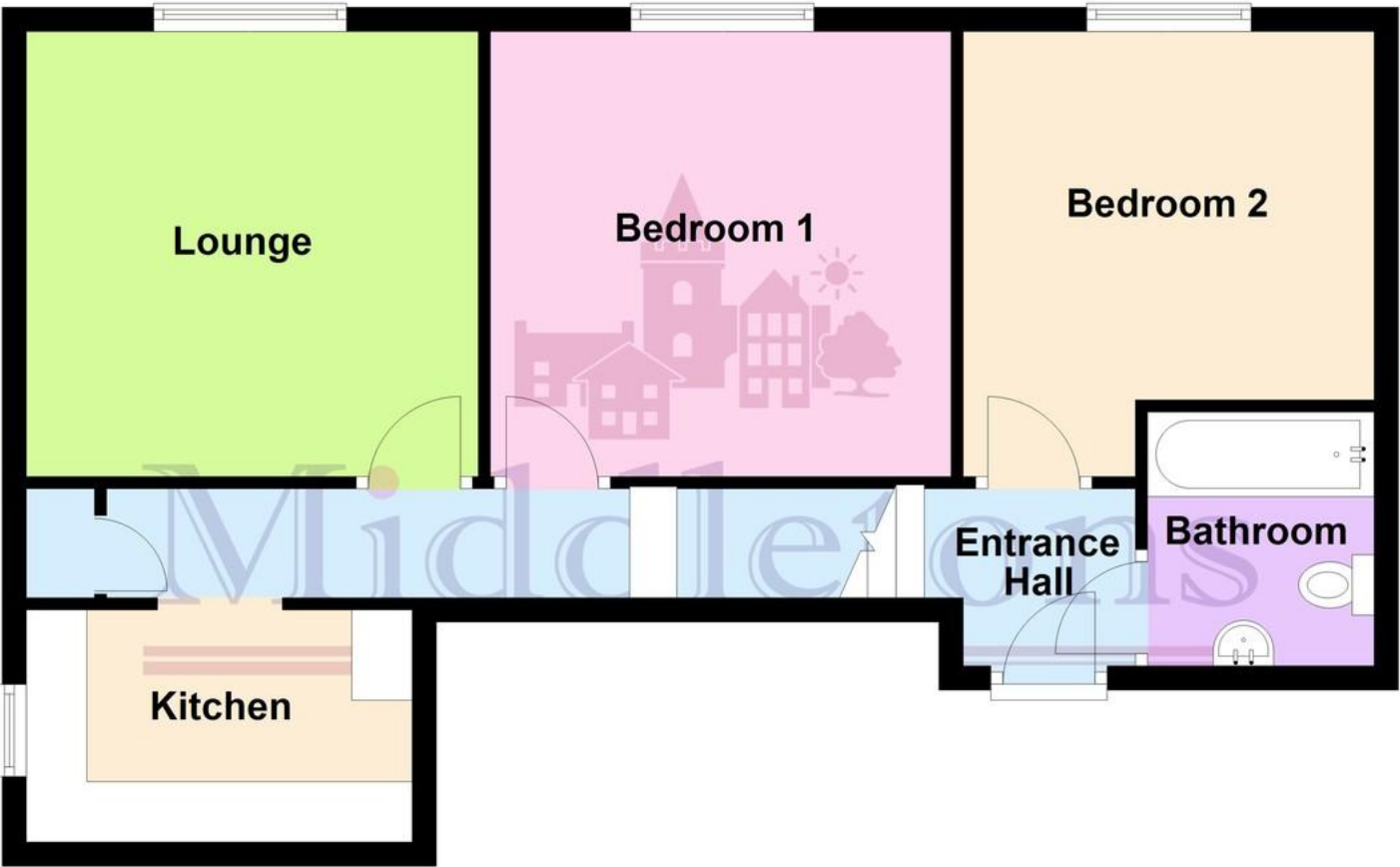








# Ground Floor



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

