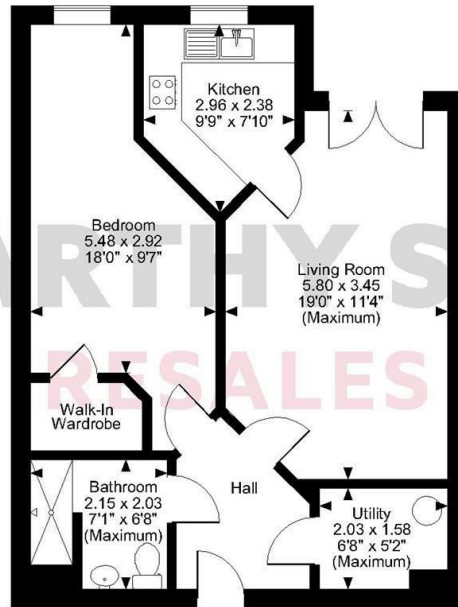
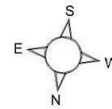


Catherine Place, Pine Gardens, Melton Mowbray  
Approximate Gross Internal Area  
588 Sq Ft/55 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**22 CATHERINE PLACE**  
SCALFORD ROAD, MELTON MOWBRAY, LE13 1FH



A very well presented ONE DOUBLE BEDROOM retirement apartment, situated on the FIRST FLOOR. Boasting DOUBLE DOORS opening to JULIET STYLE BALCONY, as well as having a MODERN KITCHEN and WET ROOM, and bedroom with WALK-IN WARDROBE. PARKING SPACE INCLUDED.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and a communal lounge where SOCIAL EVENTS take place.

**PRICE REDUCTION**

**ASKING PRICE £189,995 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# SCALFORD ROAD, MELTON MOWBRAY,

# 1 BEDROOMS £189,995

## THE DEVELOPMENT

Catherine Place offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly House Manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and large gardens for socialising. There is a lift to all floors. There will also be a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too.

This apartment is designed with intelligent ergonomics and modern methods of construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager onsite in office hours.

## LOCAL AREA

Situated on Scalford Road in the historic market town of Melton Mowbray, Catherine Place is a superb Retirement Living development for the over 60's. These private retirement properties share attractive communal facilities and an amazing location. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep.

As well as being the home of both the pork pie and stilton cheese, various food festivals are held in Melton Mowbray throughout the year to champion local produce, and the twice-weekly market is also very popular with people from across the region.

As well as being a foodie's heaven, Melton Mowbray is a hotspot for history buffs. The town's heritage walking trail guides you through a thousand years of history, from a mention of the Melton Mowbray market in the Domesday Book to a Roman Catholic Church built by the Polish community that, after exile during World War II, settled in the town in the 1940s.

If you play or enjoying watching bowls, you'll be interested to

know that the English Indoor Bowling Association (EIBA) is based in Melton Mowbray and that the Melton & District Indoor Bowls Club hosts the EIBA National Championship annually.

The development is just 0.3 miles from the twice-weekly market and weekly antiques fair. Just a short stroll from here, you'll also find the Dickinson & Morris Ye Olde Pork Pie Shoppe, which specialises in the iconic Melton Mowbray pork pies.

The train station is under 1 mile away and has direct services to Nottingham, Birmingham, Norwich, Cambridge and many other destinations.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall from where the 24-hour Appello emergency response and remote door entry system is accessible, as well as a range of power sockets. Door leading to a utility/storage cupboard housing a washer/drier. Further doors lead to living room, bedroom and shower room. Smoke detector.

## LIVING ROOM

Bright and spacious living room with feature double doors opening to a Juliet style balcony. Fitted carpets and curtains, two ceiling lights, raised height sockets.

## KITCHEN

Fitted with a range of modern high gloss wall and base units and drawers. Integrated fridge freezer. Built in electric oven. Four ringed ceramic hob with extractor hood. Black composite sink with mixer taps sits beneath an auto opening, double glazed window. Range of power sockets, ceiling and under pelmet lighting.

## BEDROOM

Double bedroom with large window allowing ample natural light. Benefits from a walk-in wardrobe fitted with hanging space and shelving units.

## SHOWER ROOM

Partially tiled shower room. Comprising; large walk in shower with support rails and screen. Wash hand basin; vanity unit with storage cupboard. Illuminated mirror, shaver point, heated towel rail. Ceiling spotlights, floor tiling.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge £2,683.97 for financial year ending 28/02/2025.

## GROUND RENT

Lease term: 999 years from 1st Jan 2021  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2036

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

