



## CATHERINE PLACE, MELTON MOWBRAY

Asking Price Of £180,000

One Bedrooms

Leasehold



ONE BEDROOM APARTMENT

INCLUDES PARKING SPACE

SPACIOUS LIVING ACCOMODATION

CAMERA ENTRY SYSTEM

OVER 60'S COMPLEX

MOBILITY SCOOTER STORAGE

COMMUNAL GARDENS

NORTH SIDE OF MELTON

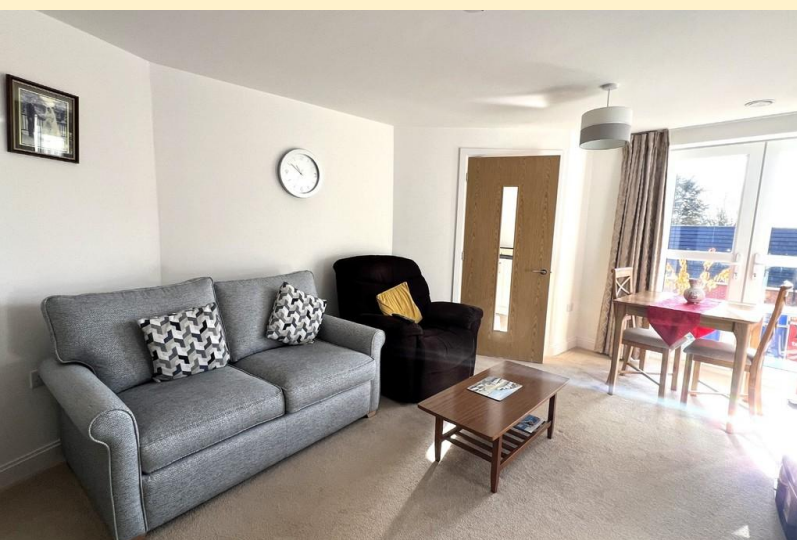
COUNCIL TAX BAND B

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Middletons estate agents are delighted to offer this recently built one bedroomed, 1st floor apartment situated on a over 60's retirement complex to the north of Melton Mowbray within close proximity of the town centre, regular local bus services and amenities.

The accommodation in brief comprises; entrance hall, living room, kitchen, shower room, generous double bedroom. Double glazing, electric heating, illuminated light switches, telephone, TV and Sky+ points in living room, door camera entry system, intruder alarm, smoke detector, built with a NHBC 10 year warranty, endosed refuse area, mobility scooter charging and storage. There is also a parking space.



**COMMUNAL ENTRANCE** Enter via automatic double doors with a camera intercom entry system, there are both stairs and lifts and courtesy lighting.

**HALLWAY** Enter via a solid oak door, ceiling down lights, intercom entry system and oak doors to:

**LIVING ROOM** 11' 3" x 19' 9" (3.44m x 6.04m) Spacious living room with a south facing double glazed french doors and electric heaters.

**KITCHEN** 7' 9" x 8' 3" (2.38m x 2.54m) Fitted with a modern wall, base and drawer units, square edge work surfaces, one and a half bowl sink and drainer with mixer tap over, range of quality appliances, including waist height oven, ceramic hob with extractor hood over, integral fridge/freezer.

**DOUBLE BEDROOM** 9' 2" narr to 4' 11" x 20' 9" (2.8 narr to 1.52m x 6.35m) Generous double bedroom having a south facing double glazed window, electric heater, walk in wardrobe.

**SHOWER ROOM** 6' 8" x 6' 2" (2.04m x 1.9m) Comprising of a double walk-in shower cubicle, vanity unit wash hand basin and close coupled WC and a heated towel rail.

**UTILITY ROOM** Handy room for hiding away your washing machine, hot water cylinder and fuse box.

**PARKING** Enter the development through automatic electric gates. This property comes with a parking space.

**COMMUNAL AREAS** The communal lounge is set in the centre of the development looking over the beautiful landscaped gardens and terrace. The development is accessible to all, with lifts to all three floors, onsite car park, refuse area, mobility scooter charging and storage facilities.

**GARDENS** Patio area with seating overlooking the garden with well tended beds and borders. All outside spaces are maintained for you so all you need to do is take a seat and relax.

**GUEST SUITE** Book your friends or relatives into the guest suite for an over night stay (subject to availability), which has en-suite facilities.

**LEASE INFORMATION** The property is leasehold. The property was built with a 999 year lease. Ground rent - £425 per year, Service charge - £221.03 per month.

**USEFUL INFORMATION** 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.

**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.











## Ground Floor



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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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 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.