



## HIGH STREET, MELTON MOWBRAY

Asking Price Of £189,950

Three Bedrooms

Leasehold



**3 BEDROOM DUPLEX APARTMENT**

**SOUTH FACING ROOF TERRACE**

**SPACIOUS ACCOMODATION**

**UTILITY ROOM**

**GRADE II LISTED**

**SUN ROOM**

**TWO BATHROOMS**

**TOWN CENTRE LOCATION**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





Spacious Grade II listed three bedroom duplex apartment, with a roof terrace located in the centre of Melton Mowbray.

The accommodation on offer comprises; lounge diner, breakfast kitchen, sun room, utility room and shower room to the first floor. Three good sized bedrooms and a large family bathroom to the second floor. Outside the property benefits from a paved, south facing roof terrace overlooking rooftops towards the play dose.



**ENTRANCE** The entrance is a secure pedestrian access with passage way and steps leading to the roof terrace. Note the passageway is used as a Fire Escape by the Nationwide and it also houses some of there air conditioning units.

**LOUNGE/DINER** 12' 2" x 16' 0" (3.72m x 4.89m) Spacious and nicely proportioned reception room having a window to the front aspect with sliding secondary glazing, one radiator, feature cast iron open fireplace with wooden surround and tiled hearth, TV aerial point and carpet flooring continuing through to the open-plan dining room.

**DINING ROOM** 13' 1" x 11' 1" (4m x 3.4m) Having a window to the front aspect with sliding secondary glazing, radiator, ample room for a large dining table, fitted shelving to the alcoves and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 19' 3" x 11' 3" (5.89m x 3.44m) Fitted with a good range of wall, base and drawer units with work surfaces over, stainless steel sink and drainer unit, space for a dishwasher and a Belling gas range cooker. Window overlooking the roof terrace, walk-in pantry with fitted shelving, wall mounted Worcester boiler and fuse box. The dining area is has a radiator and is open-plan to both the kitchen and sun room with access to the utility and shower room. Tiled flooring throughout.

**UTILITY ROOM** 11' 2" x 5' 8" (3.42m x 1.75m) Having space for a washing machine and a Belfast sink with cupboard under, radiator, vinyl flooring and a wood door to the shower room.

**SHOWER ROOM** Comprising of a shower cubicle, wall mounted wash hand basin and a low flush WC. Obscure glazed window, radiator, extractor fan and vinyl flooring.

**SUN ROOM** 9' 6" x 7' 2" (2.91m x 2.2m) Having French doors out onto the roof terrace, power points, lighting and cushioned vinyl flooring.

**INNER HALL** Stairs rising to second floor accommodation with under stairs storage area.

**LANDING** Hatch to the fully insulated, part boarded loft space with pull down ladder and light. Large storage cupboard.

**BEDROOM ONE** 11' 3" x 14' 0" (3.44m x 4.27m) Having a window to the rear aspect, radiator, large walk in wardrobe, TV aerial point and carpet flooring.

**BEDROOM TWO** 12' 2" x 10' 11" (3.71m x 3.34m) Having a secondary glazed sash window to the front aspect, radiator and carpet flooring.

**BEDROOM THREE** 12' 4" x 11' 0" (3.76m x 3.37m) Having a secondary glazed sash window to the front aspect, radiator and carpet flooring.

**BATHROOM** 10' 9" x 11' 3" (3.28m x 3.44m) Comprising of a double ended panel bath with central tap and shower attachment, low flush WC and a pedestal wash hand basin. Obscure glazed window, radiator, half tiled walls, large airing cupboard and vinyl flooring.

**ROOF TERRACE** South facing terrace with ample space for seating, security lighting, outside tap and electrical sockets.

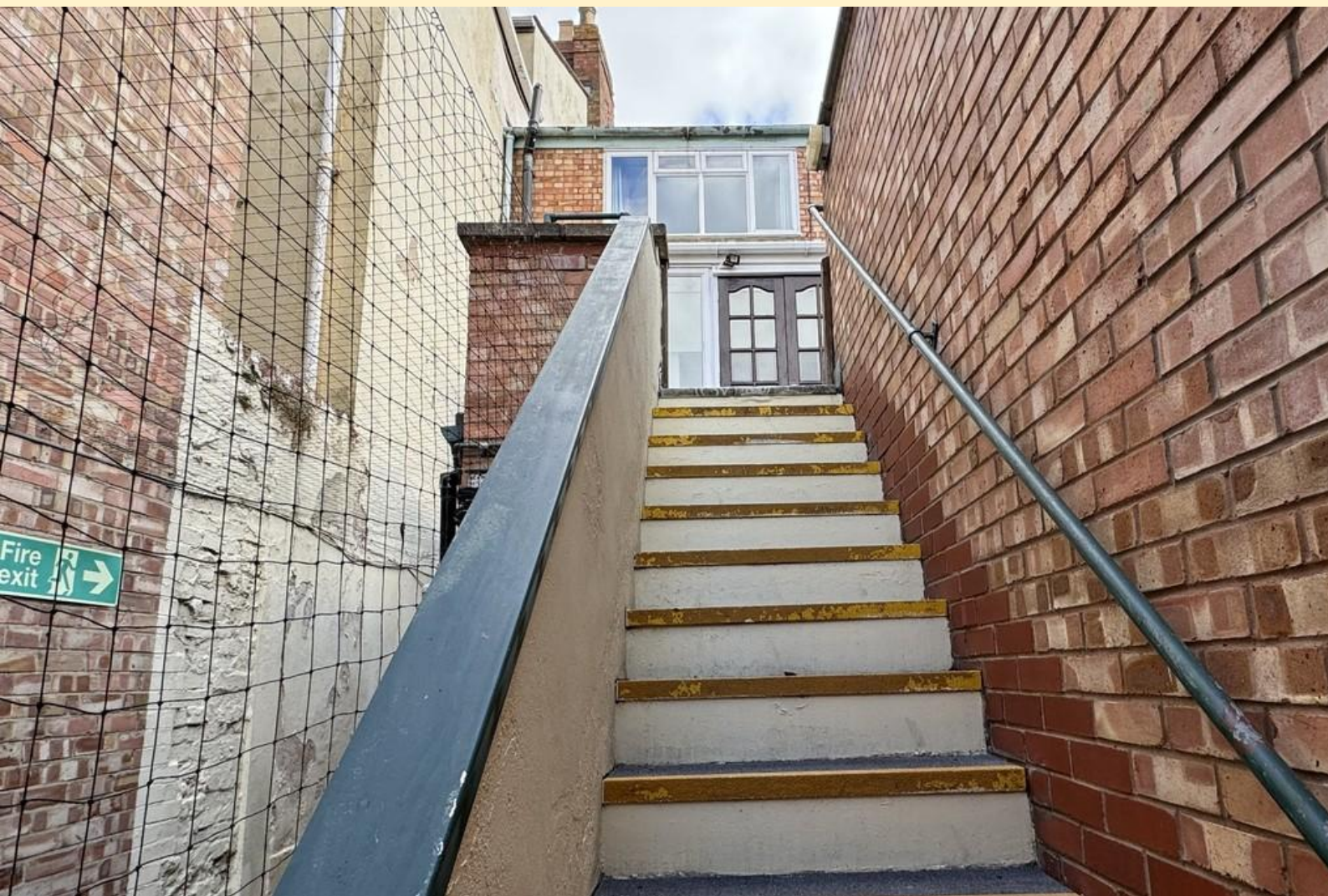
**LEASE INFORMATION** The property is leasehold. Lease 6th September 2017 and including 31st March 2180, approx. 155 years remaining. There are no ground rent or services charges for this property it is classed as a peppercorn rent. There is an obligation to pay 50% of the buildings insurance annually arranged by the Nationwide Building Society. 2023-2024 circa £150.00, also to pay 50% of the cost of any building repairs.

**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.

**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



## First Floor



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

EPC TO FOLLOW

**01664 566258**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.