



## **BUTTERMERE CLOSE, MELTON MOWBRAY**

**Offers Over Of £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.

**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.

**THIRD PARTY REFERRAL ARRANGEMENTS** Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit [middletons.uk.com/Referral-Fees](https://www.middletons.uk.com/Referral-Fees)

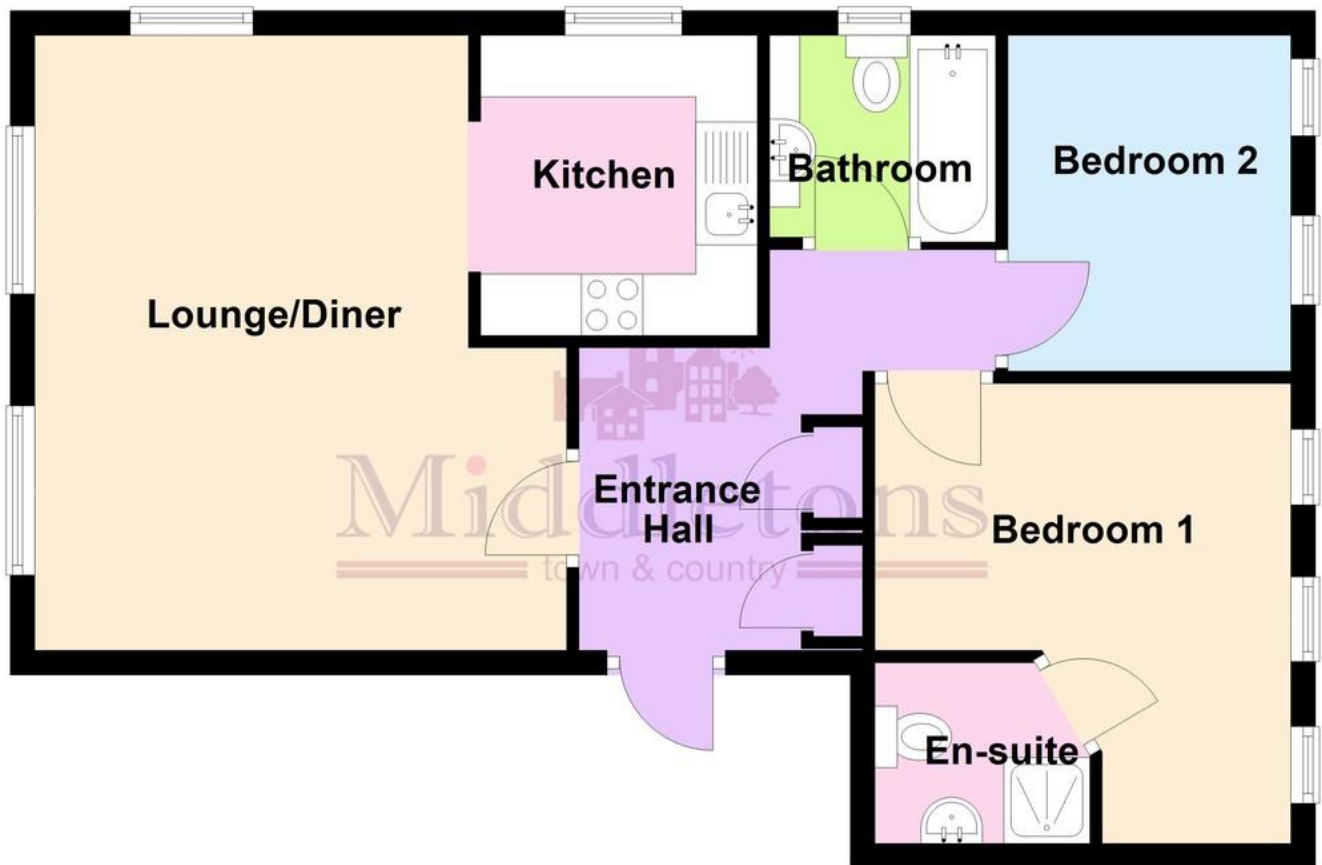




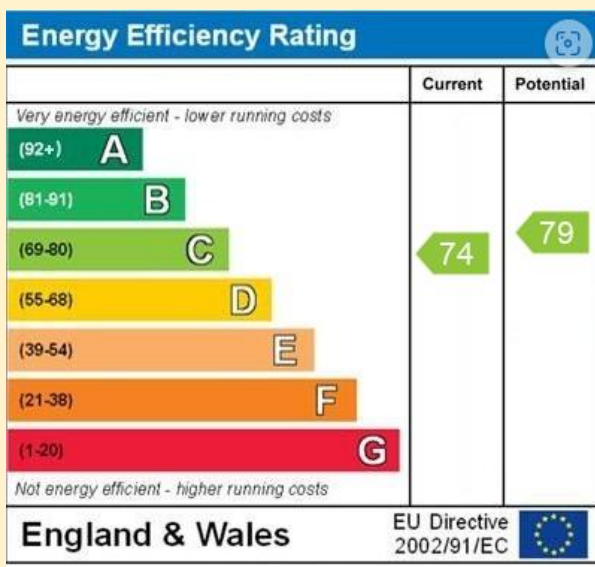




## Ground Floor



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



**01664 566258**  
[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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.