



Connells

Buttermere Close
Melton Mowbray



Property Description

Perfect for investors and first-time buyers. A great opportunity to acquire a two-bedroom apartment in a popular location within walking distance to the town centre. This property also benefits from great transport links and is close to local amenities. The property is accessed by a secure entrance lobby. The accommodation comprises of entrance hall, open plan living/kitchen area, kitchen, two bedrooms and refurbished bathroom. Allocated parking is available to the front. This property has no-onward chain and is awaiting you today!

Entrance

The entrance of the property is accessed via a door into the entrance hall.

Hallway

The hallway is decorated in neutral colours and comprises of two storage cupboards, a wall mounted electric radiator and is carpeted.

Lounge

16' 5" x 13' 5" Max (5.00m x 4.09m Max)

This dual aspect lounge is a great size, decorated in neutral colours and comprises of three double-glazed windows allowing plenty of natural day light in. Leading through to the kitchen. The lounge benefits from a television point, two electric radiators and is carpeted.

Kitchen

8' 2" x 6' (2.49m x 1.83m)

The kitchen comprises of a double-glazed window to the front elevation, a fitted kitchen with both wall and base units, work surfaces, sink, space for an electric cooker, space for a washing machine, space for a fridge freezer, splash back tiles, a wall mounted radiator.

Bedroom One

10' 8" Plus Door Recess x 9' 4" (3.25m Plus Door Recess x 2.84m)

Bedroom one is a great size, decorated in neutral colours and comprises of two double-glazed windows to the side elevation, a wall mounted radiator and is carpeted.

Bedroom Two

12' 1" Plus Door Recess x 6' 8" (3.68m Plus Door Recess x 2.03m)

Bedroom two is a good size, decorated in neutral colours and comprises of a double-glazed window to the side elevation, an electric wall mounted radiator and is carpeted.

Bathroom

The bathroom is a great size and comprises of a double-glazed window, electric shower over the bath, a bath, a w/c, electric razor point, wash hand basin and an electric heated towel rail.

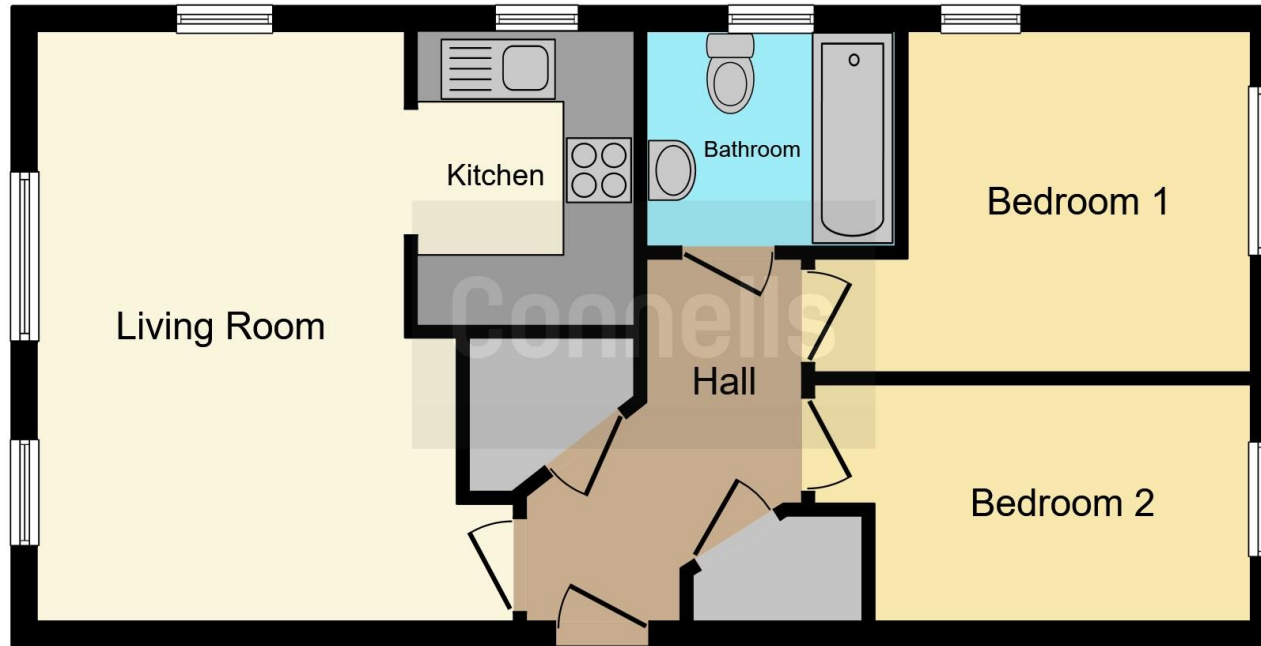
Parking

With allocated parking for one.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW307329

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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