



**Connells**

The George Hotel High Street  
Melton Mowbray



## Property Description

Rebuilt behind an iconic façade is this first floor, spacious three bedroom apartment which is finished to a high specification. This historic hotel building restored to its former glory was once one of the country's most famous Coaching Inns, now transformed into one of the most desirable locations to live within the town.

## Hall

Carpeted entrance hall with electric radiator, doors off to the open plan kitchen and living room, dressing room and all bedrooms.

## Kitchen/Living Room

16' 7" x 14' 9" ( 5.05m x 4.50m )

Open plan living room with double glazed window to front elevation, carpet flooring and electric radiator. Kitchen fitted with a range of wall and base units with contrasting workshops and a stainless steel sink with mixer taps. Integrated electric hob with extractor fan, electric oven and fridge/freezer with plumbing for washing machine. Boiler housing in corner.

## Bedroom One

11' 4" x 10' 1" ( 3.45m x 3.07m )

Master bedroom boasting an adjoining dressing room. Double glazed window to side elevation, electric radiator, carpet flooring and a handy storage cupboard.

## Bedroom Two

12' 2" x 7' 7" ( 3.71m x 2.31m )

Double bedroom with double glazed window to side elevation, electric radiator and carpet flooring.

## Bedroom Three

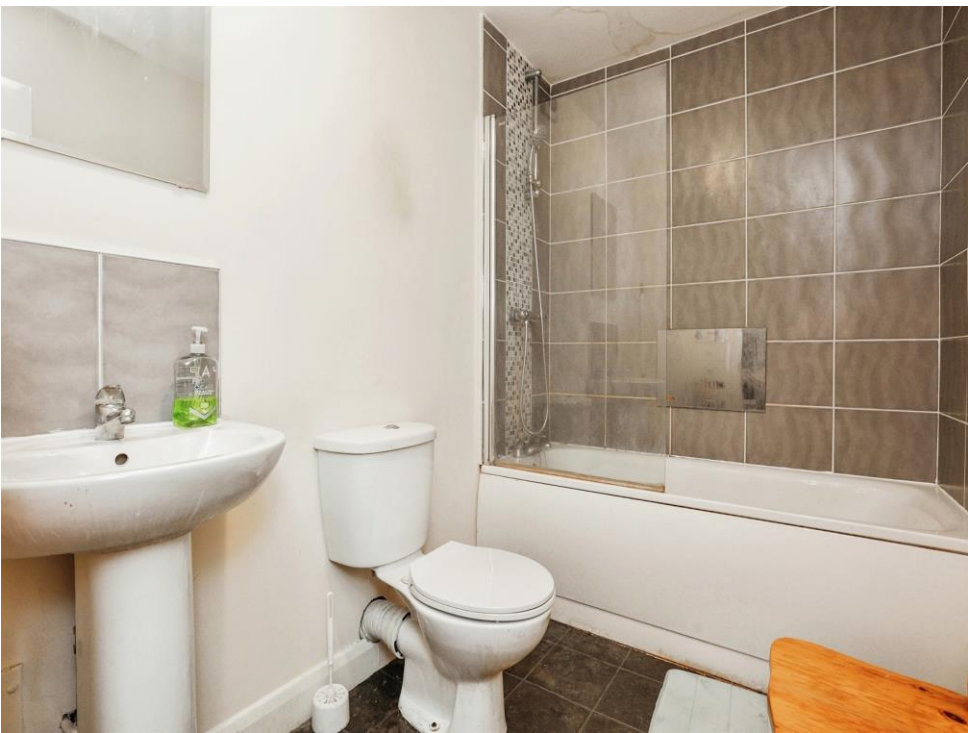
9' 3" x 5' 10" ( 2.82m x 1.78m )

Single bedroom with double glazed window to side elevation, electric radiator and carpet flooring.

## Bathroom

Contemporary bathroom comprising wick, wash hand basin, bath with an electric shower over and shower screen, contrasting tiled flashbacks and flooring.









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](http://www.focalagent.com)

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**EPC Rating: Exempt**

Tenure: Leasehold

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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.



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