



Apartment 16, The George Hotel High Street, Melton
Mowbray, LE13 0TU

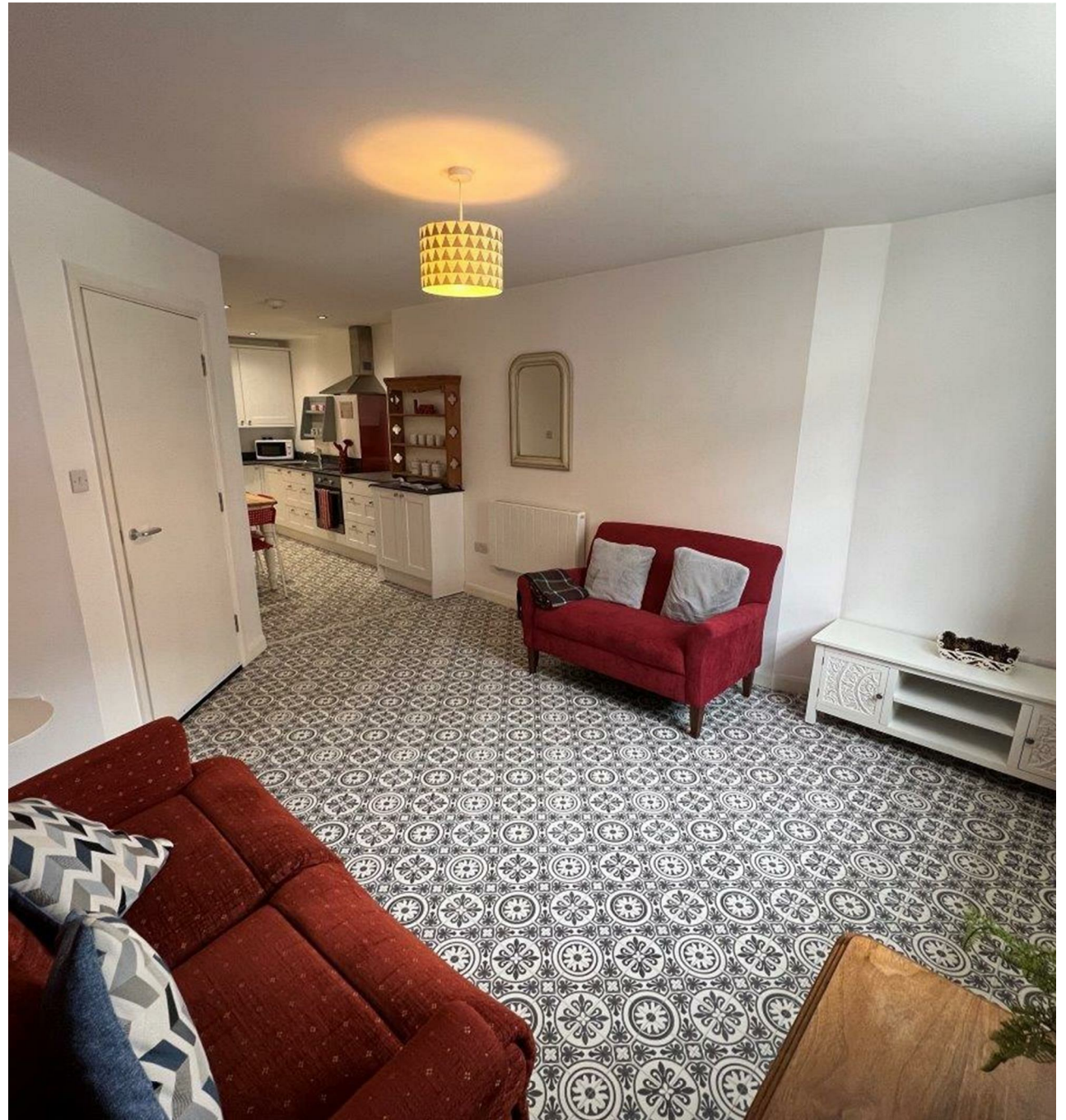
£115,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Apartment 16, The George Hotel High Street Melton Mowbray

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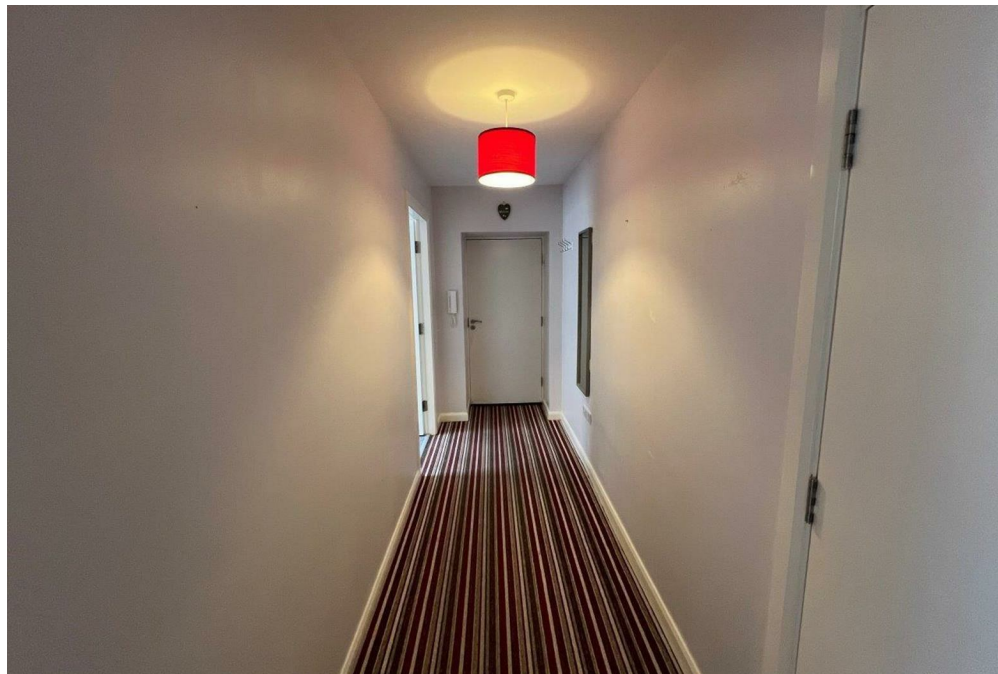
A rare opportunity to acquire this ground-floor flat which is located in the heart of Melton Mowbray town centre and is part of a converted former hotel, The George. It blends modern living with historical charm. Upon entering the flat from the communal hallway, you're welcomed into an open-plan space that combines the living room and kitchen, designed to create a bright and airy atmosphere. The kitchen area is modern and functional, seamlessly integrated into the living space.



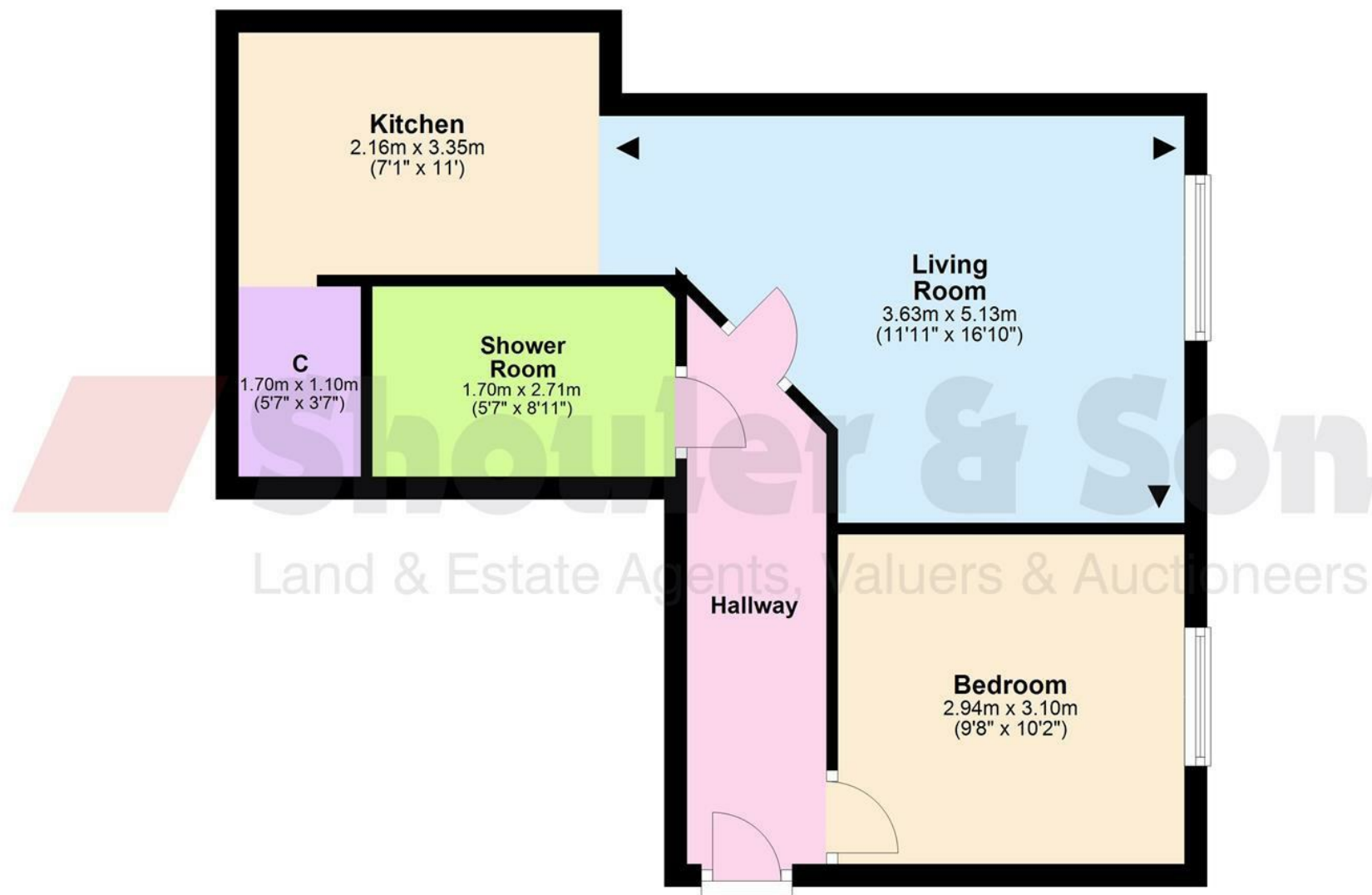


The flat has one bedroom and a well-appointed bathroom with contemporary fittings, a modern kitchen and internal hallway. Outside, there is convenient parking for one car, making it ideal for town-centre living without the hassle of finding a parking spot. The property also benefits from electric heating and timber double glazed sash windows.

The property would suit anyone looking for a convenient town centre location on the ground floor, with a parking space. The apartment is also accessible via wheelchair. From an investment perspective it could make an ideal Air B&B or could be rented out on the private rental market and would achieve a rent of between £625 - £650 PCM.

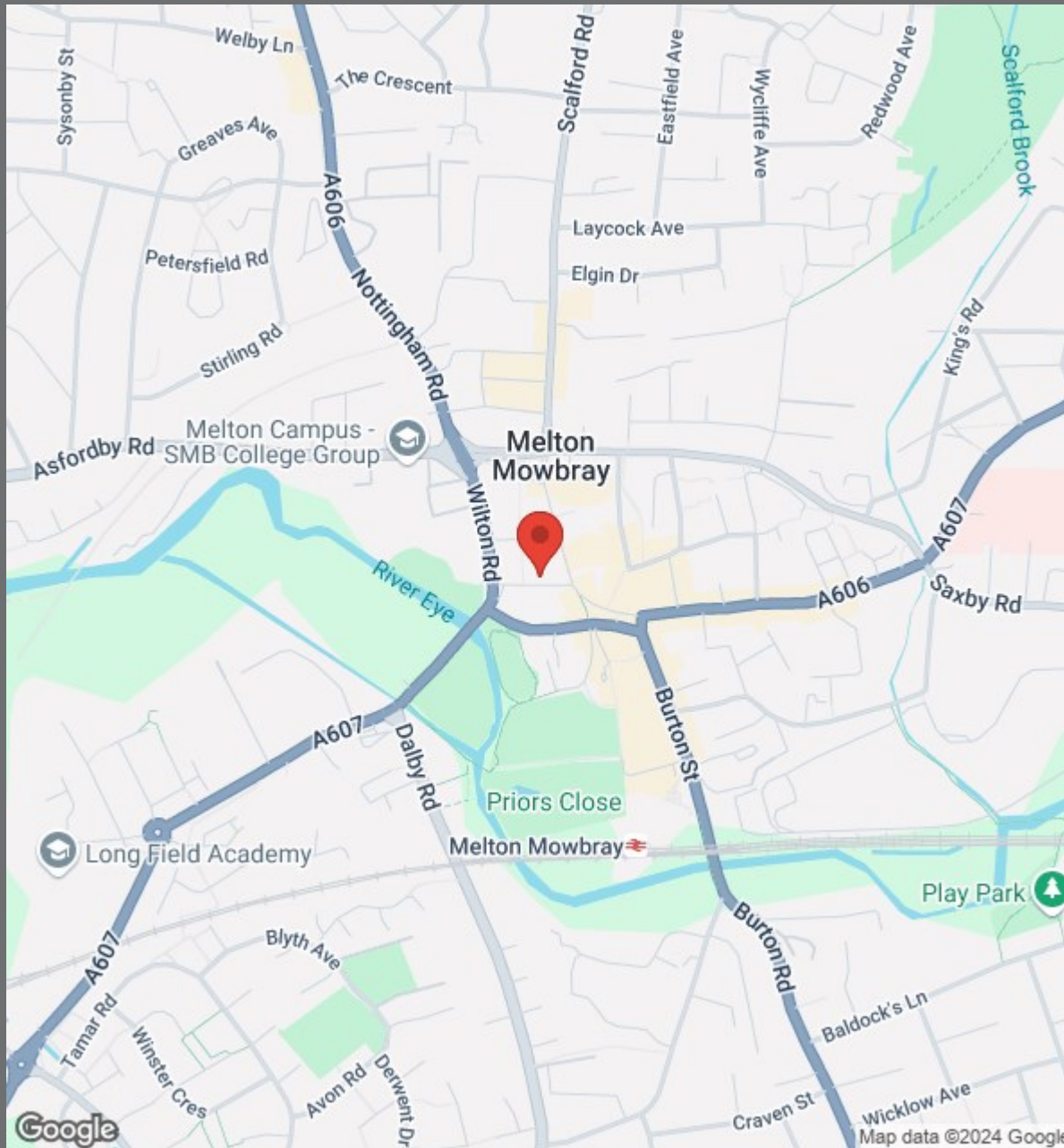


Ground Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.

Plan produced using PlanUp.



- **GROUND FLOOR APARTMENT**
- **ONE PARKING SPACE TO REAR**
- **NO CHAIN**
- **ONE BEDROOM**
- **MODERN KITCHEN AND BATHROOM**
- **LIVING ROOM/KITCHEN**
- **TIMBER DOUBLE GLAZED SASH WINDOWS**
- **ELECTRIC HEATING**
- **IDEAL FTB/RETIREMENT PROPERTY/INVESTMENT PROPERTY**
- **CONVENIENT LOCATION**



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