



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

£109,950

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

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

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 and is offered with No Chain Sale.





Welcome to this charming ground-floor flat in the historic heart of Melton Mowbray, part of the notable converted George Hotel. This neatly presented property offers a blend of contemporary comfort and historical charm, providing an ideal setting for town-centre living. The accommodation is bright and spacious, featuring a generous living room that invites relaxation and is versatile enough for dining or entertaining.

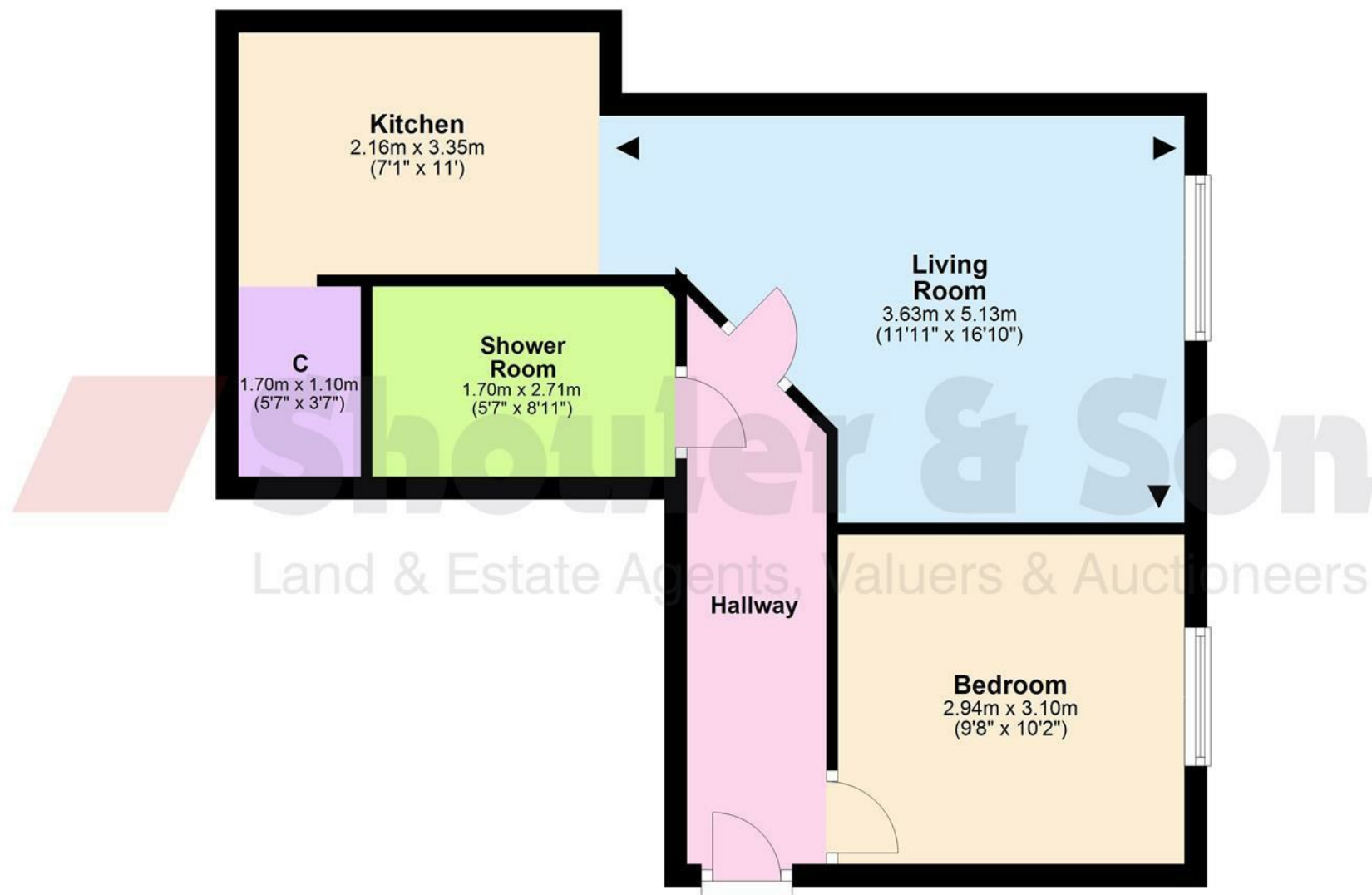
The modern kitchen and breakfast room is only two years old, boasting sleek cabinetry, quality countertops, and integrated new appliances. Whether you're enjoying a quiet breakfast or cooking a meal, this space is as functional as it is stylish.

The property also includes a comfortable double bedroom, perfect for creating your personal retreat, and a family bathroom designed with convenience in mind. One of the highlights of this flat is its flexibility; it can be sold fully furnished, allowing for a smooth, move-in-ready experience for the new owner. With a "no chain" sale arrangement, this is an excellent opportunity for both first-time buyers and investors looking for a unique property in a sought-after location.

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.

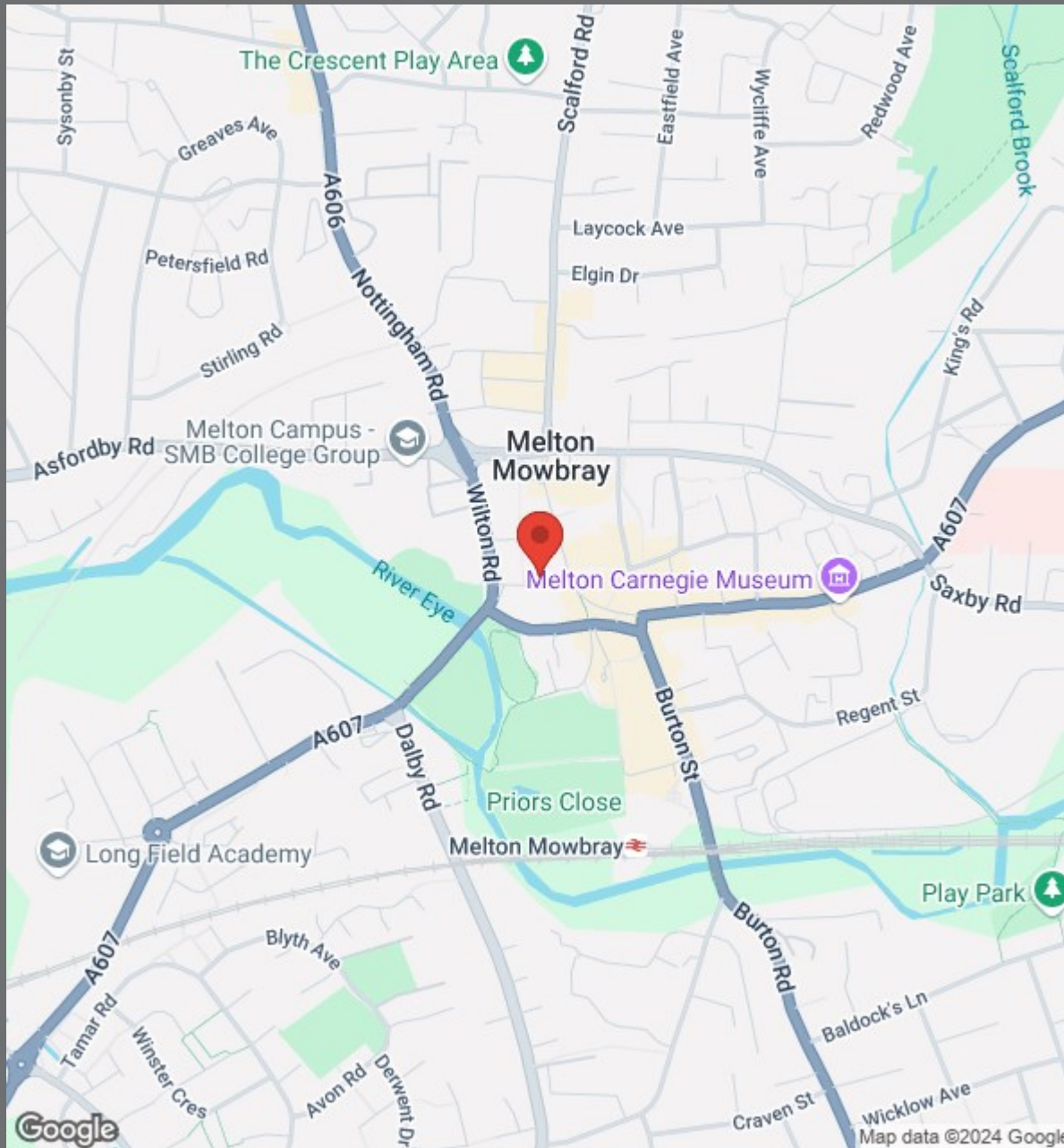


Ground Floor



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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