



APARTMENT 12 KING

MELTON MOWBRAY, LE13 1XA

Per month

£925 Per



A fantastic opportunity to reside in this newly converted fully renovated and spacious TWO bedroom GROUND FLOOR apartment with rear courtyard conveniently situated in the heart of Melton Mowbray.

The apartment is entered via a communal area via its original 1930's hardwood timber double doors to a grand entrance hall with art deco detailing and original stone staircase and cast iron balustrade.

The spacious apartment benefits from fully double glazed windows, modern electric heating, a newly fitted bathroom, newly fitted kitchen with all appliances included.

The apartment comprises of entrance hallway, kitchen, living room, two double bedrooms, master bathroom and rear courtyard garden area. The property also has parking to the front or rear for 1 car.

The apartment is ideally situated in the heart of Melton which benefits from many independent shops, bars, boutiques and cafes. Melton train station is also a 5 minute walk away which has good links to Oakham, Stamford, Peterborough, Cambridge, Leicester and Birmingham.

The apartment would be ideally suited to professional individuals or couples, sharers or a young family looking for a convenient town centre location.



Flat - Conversion

ACCOMMODATION

SUMMARY

COMMUNAL ENTRANCE HALL : Entered via original 1930's hardwood double doors to a grand staircase with stone steps and original cast iron balustrade to stairwell.

ENTRANCE HALL : Entered via doorway to reception hall with electric radiator, cupboard housing the hot water tank and door to kitchen/living room

LIVING ROOM (17.01 at widest point ft x 15.11 ft) A very spacious room with electric radiator and french doors to gravelled garden area.

KITCHEN (7.04 ft x 13.05 ft) A modern fitted kitchen with a range of gloss white eye and base level units, granite effect laminate worktops, Bosch integrated electric hob and oven, stainless steel sink, integrated extractor fan, Bosch freestanding washer drier, Hisense fridge freezer, wood effect vinyl tile floor.

BATHROOM : With low flush WC, P-shaped panel bath with acrylic screen, mixer shower, chrome towel rail, ceramic sink, vinyl tile flooring, tiled splasbacks and cupboard housing the hot water cylinder.

BEDROOM ONE : (10.03 x 13.01 ft) A double bedroom with electric radiator.

BEDROOM TWO : (9.08 x 11.07 ft) A double bedroom with electric radiator.

OUTSIDE : Parking for 1 car.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC