



Scalford Road, Melton Mowbray



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£275,000



Key Features

- First Floor Apartment
- For the Over 60's
- Kitchen & Utility
- Shower Room & En-suite
- Dressing Room
- Communal Lounge
- EPC rating B
- Leasehold





Superbly presented first floor apartment exclusive to the over 60s having a bright and spacious living room with Juliet balcony, a modern fitted kitchen with integral appliances, utility/storage cupboard housing a washer/dryer, bedroom one having a walk-in wardrobe and en-suite bathroom, a further double bedroom and shower room. There is a lift to all floors, landscaped gardens and a communal lounge to socialise. The Lease term: 999 years from January 2021.

Designed with intelligent ergonomics and energy efficient, this first floor two bedroom apartment is exclusive to the over 60s. Having the benefit of a House Manager on site, free Wi-Fi, lift to all floors, door camera entry, built-in security features and a communal lounge area, the apartment comprises in brief, front door with spy hole leading to the entrance hall where the 24 hour emergency response and remote door entry system is accessible. Door off to a utility/storage cupboard housing a washer/dryer, a bright and spacious living room with Juliet balcony, modern, fitted kitchen with integrated appliances, bedroom one has a walk-in wardrobe fitted with hanging space and shelving units and en-suite bathroom, a spacious second bedroom and further shower room.



The Lease term: 999 years from January 2021. The Service Charge includes the cost of a House Manager, buildings insurance, water rates, 24 hour emergency call system, heating and maintenance of all communal areas, exterior property maintenance and gardening.

Service Charge: £3,526.44 per annum (for financial year end 01/03/23)

Ground Rent: £495.00 per annum

ENTRANCE HALL

UTILITY/STORAGE

LIVING ROOM

KITCHEN

BEDROOM ONE

DRESSING ROOM

EN-SUITE BATHROOM

BEDROOM TWO

SHOWER ROOM





GROUND FLOOR 773.49 sq. ft.
(71.86 sq. m.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

