



Flat D, 58 Dorian Lodge Dalby Road, Melton Mowbray, LE13
0BH

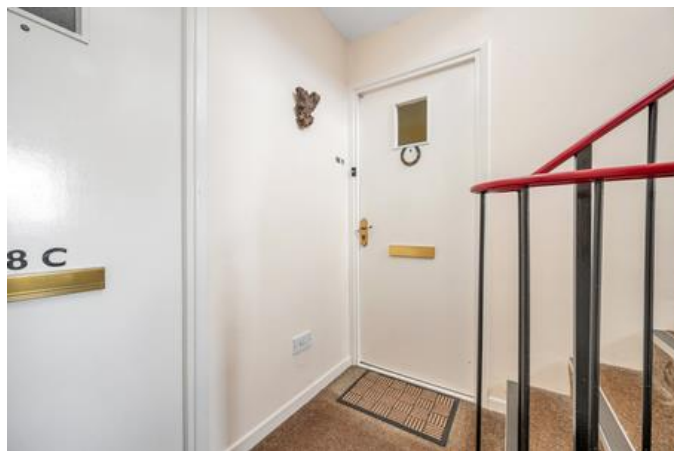
 **NEWTON FALLOWELL**



Key Features

- First Floor Apartment
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom & En-suite
- Two Allocated Parking Spaces
- Communal Gardens
- EPC Rating C
- Leasehold

£165,000





Situated within close proximity of the town centre, is this spacious and well appointed first floor apartment. Having the benefit of uPVC double glazing, communal gardens and two allocated parking spaces with accommodation comprising, entrance hall, living room, fitted kitchen, two double bedrooms, an en-suite shower room and a family bathroom. There are communal gardens, two allocated parking spaces and additional visitor parking.

Accessed via a secure entrance with telecom system and key. The apartment is on the first floor with front door into the entrance hall, a useful cloaks cupboard, airing cupboard housing the hot water cylinder, electric storage heater and doors off to the accommodation. A good sized living room with two double glazed windows and a wall mounted electric storage heater, a modern fitted kitchen with a good range of wall and base units, sink and drainer, integrated four ring ceramic hob and electric oven, space and plumbing for a washing machine and fridge freezer, two bedrooms and a bathroom, the main bedroom having two built-in wardrobes, an electric storage heater and door off to an en-suite shower room. There are communal gardens and two allocated parking spaces plus additional visitor parking.



This is a Leasehold property and managed by New Dorian Lodge Management Company Limited.

Leasehold information: Ground Rent of £50.00 per annum and Service Charge of £100 per month.



ENTRANCE HALL 0.9m x 4m (3.09ft x 13.03ft)

LIVING ROOM 4m x 4.3m (13ft x 14.01ft)

KITCHEN 2.8m x 3m (9.06ft x 10ft)

BEDROOM ONE 2.8m x 4.3m (9.06ft x 14.06ft)

EN-SUITE SHOWER 1.5m x 2.1m (5.03ft x 7.04ft)

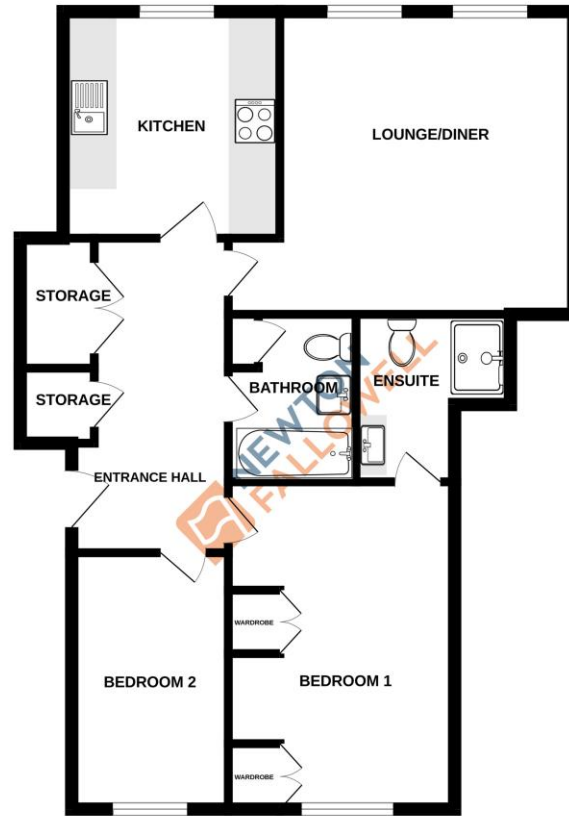
BEDROOM TWO 1.9m x 3.7m (6.11ft x 12ft)

BATHROOM 1.8m x 2.1m (6.03ft x 7.04ft)





GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01664 566210

melton@newtonfallowell.co.uk

Digby House, 14 Burton Street, Melton Mowbray, LE13 1AE