



20, Catherine Place, Pine Gardens, Scalford Road,  
Melton Mowbray, LE13 1FH

 **NEWTON FALLOWELL**

 2  2  1

## Key Features

- First Floor Apartment
- For the Over 60's
- Two Double Bedrooms
- Kitchen & Utility
- Shower Room & En-suite
- Communal Lounge
- Lift to All Floors
- EPC Rating B
- Leasehold

£230,000





A superb, modern, first floor apartment exclusive to the over 60's having a bright and spacious living room with a Juliet balcony, a fitted kitchen with integral appliances, utility/storage cupboard housing a washer/dryer, bedroom one having a walk-in wardrobe and en-suite shower room, 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 is 999 years from January 2021.

Entrance Hall

Utility/Storage

Living Room



Designed with intelligent ergonomics and energy efficient, this first floor, two-bedroom apartment is exclusive to the over 60's. 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, a spacious living room, fitted kitchen, two double bedrooms, an en-suite shower room and a further shower room.

Kitchen

Bedroom One

En-suite Shower

Bedroom Two



The Lease term is 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.

Shower Room

Service Charge is approximately £3,526.44 (for financial year end 01/03/23)

Ground Rent is £495.00 per annum.

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



TOTAL FLOOR AREA : 773.49 sq. ft. ( 71.86 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 ©2022

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		

**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
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.