

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











# **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

















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.

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.

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.

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

Ground Rent is £495.00 per annum.

**Entrance Hall** 

Utility/Storage

Living Room

Kitchen

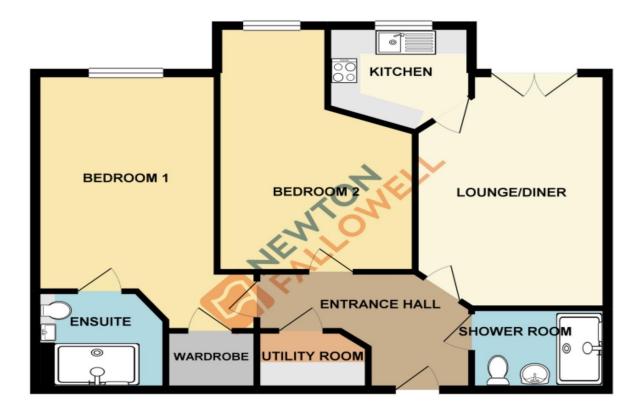
Bedroom One

En-suite Shower

**Bedroom Two** 

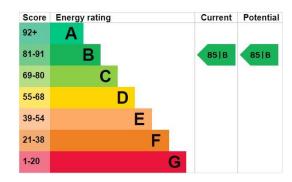
**Shower Room** 

## 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 Scorpian contained here, measurements of doors, windows, rooms and any other liters are approximately and no responsibility to blen for any error, cersision or man-leadment. This pain is for illustrative purposes only and shauld be used as such by any prospective purchaser. The services, systems and appliances shown here not been feated and no guarantee as to their operatibly or efficiency can be given.



### 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.

