



42 Buttermere Close, Melton Mowbray, LE13 0LT

 **NEWTON FALLOWELL**

 2  2  1

Key Features

- Modern Second Floor Apartment
- Two Double Bedrooms
- Living Room & Study
- Bathroom & En-suite Shower
- Fitted Kitchen
- Allocated Parking
- Leasehold Property
- Close to Local Amenities
- EPC Rating C
- Leasehold

Guide price £110,000





Offering an ideal opportunity for the first time buyer or investor, is this modern second floor apartment situated with easy access to the town, shops, schools and parks and having the benefit of allocated off-road parking. The accommodation has electric storage heaters and comprises in brief, entrance hall, living room, study, kitchen, two double bedrooms, and a bathroom. The main bedroom having an en-suite shower room. There is allocated parking at the rear of the property for two cars.

This is a Leasehold property and ground rent, and service charges apply.

Enter the hallway with an intercom entry phone, door off to the living room with wood laminate flooring, an electric storage heater and archway through to the study. The kitchen is fitted with wall and base units, roll top work surfaces, stainless steel sink and drainer, integrated electric oven and hob with a stainless-steel splashback and extractor hood above, space and plumbing for a washing machine and tiled flooring. Doors off to two double bedrooms, both having a continuation of the wood laminate flooring and one having an en-suite shower room fitted with a white three-piece suite. The bathroom has a white three-piece suite comprising a low flush WC, wash hand basin set in a vanity unit with a cupboard below, and bath with a shower attachment and tiled flooring.



Outside are well kept communal gardens and allocated parking for two cars at the rear of the property.



Entrance Hall

Living Room 4.14m x 3.48m (13'7" x 11'5")

Study 2.14m x 1.67m (7'0" x 5'6")



Kitchen 3.92m x 2.84m (12'11" x 9'4")

Bedroom One 3.64m x 2.83m (11'11" x 9'4")

En-suite Shower Room



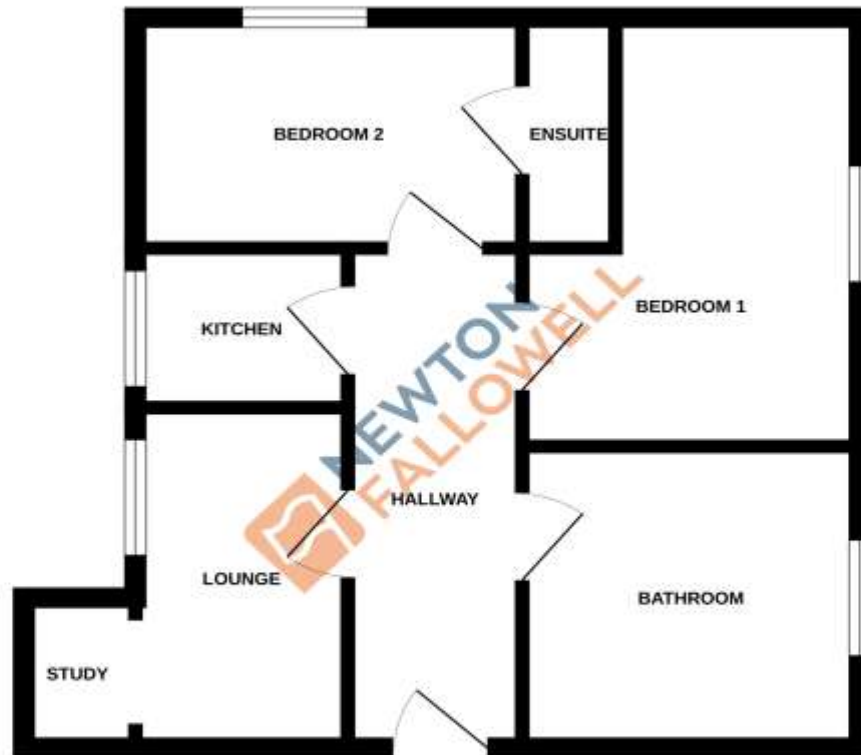
Bedroom Two 3.95m x 2.26m (13'0" x 7'5")

Bathroom 1.84m x 2.62m (6'0" x 8'7")





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

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 £62 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.