



28 Buttermere Close, Melton Mowbray, LE13 0LT

 **NEWTON FALLOWELL**

2 2 1

## Key Features

- Two Double Bedrooms
- First Floor Apartment
- Ensuite To Master Bedroom
- Close To Town Centre
- Spacious Lounge/Diner
- Allocated Parking Space
- EPC Rating C
- Leasehold

£130,000







Offering an ideal opportunity for the first time/investment buyer is this well presented two double bedroom, first floor apartment situated within walking distance of the town centre. Having the benefit of uPVC double glazing, electric heating and allocated parking, the accommodation comprises in brief, entrance hall, a good-sized living room, archway through to the kitchen area, two double bedrooms, an en-suite shower room and a family bathroom. Outside there are well kept communal gardens and allocated parking

Living Room 4.98m x 4.06m (16.3ft x 13.3ft)

Kitchen 2.18m x 2.44m (7.2ft x 8ft)

Bathroom

Bedroom One 2.95m x 3.78m (9.7ft x 12.4ft)

En-Suite

Bedroom Two 2.64m x 3.25m (8.7ft x 10.7ft)



A well presented first floor apartment with accommodation comprising in brief, entrance hall, electric heater, doors off to two storage cupboards, a good sized living room with two double glazed windows to the rear aspect, two wall mounted electric heaters and spotlighting to the ceiling, archway through to the kitchen area fitted with a range of wall and base units, roll top work surfaces, sink and drainer, integrated oven and hob with an extractor canopy hood above, space for a fridge/freezer, plumbing for a washing machine and tiled flooring. There are two double bedrooms and a family bathroom, the main bedroom having an en-suite shower room. The property is Leasehold with approximately 96 years remaining on the Lease.

#### Lease Information

It is our understanding that there are approximately 96 years remaining on the lease, with the current owners paying a monthly ground rent and maintenance charge of £101.88.



FIRST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



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: 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 £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.