



20 Buttermere Close, Melton Mowbray, LE13 0LT

 **NEWTON FALLOWELL**



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Living Room
- Modern Bathroom
- Close to Town
- Allocated Parking
- EPC Rating C
- Freehold

£135,000





Situated within walking distance of the town centre is this well-presented ground floor apartment with the added benefit of allocated parking. The accommodation comprises in brief, entrance hall, a good-sized living/dining room, archway through to the kitchen area, two double bedrooms and a family bathroom. The property has electric heating, double glazing. Outside there are well kept communal gardens and the property offers an ideal opportunity for the first-time buyer or investor.

Accessed into the communal entrance with intercom entry phone system. Entrance door into the hallway with a built-in cloaks cupboard and airing cupboard housing the hot water cylinder. Door leads into a good-sized living, dining room having two double glazed windows to the front aspect and an archway through to the kitchen fitted with a range of wall and base units, roll top work surfaces, sink and drainer, integrated oven and hob, space and plumbing for a washing machine and fridge freezer. There are two good sized bedrooms and a modern bathroom fitted with a contemporary white three-piece suite.

There is one allocated parking space and further visitors parking with well-tended communal gardens. There is also an enclosed bin area and mail boxes.

Ground Rent and Service Charge:
£182.28 pcm.

Entrance Hall

Living/Dining Room 16'6" x 12'5" (5m x 3.8m)

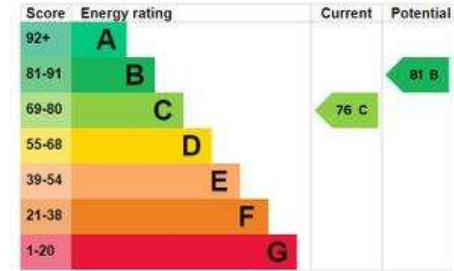
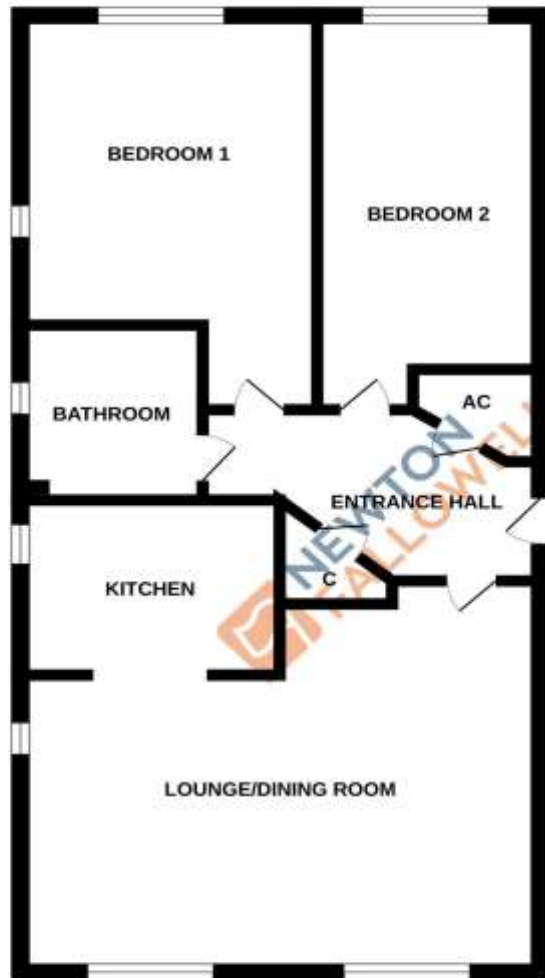
Fitted Kitchen 8'2" x 6'0" (2.5m x 1.8m)

Bedroom One 10'8" x 13'6" (3.3m x 4.1m)

Bedroom Two 12'1" x 13'6" (3.7m x 4.1m)

Bathroom 6'0" x 5'10" (1.8m x 1.8m)

GROUND FLOOR



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: 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 £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.