



Unit 43, 22, Charles Dyer Close, Melton Mowbray
£190,000

 **NEWTON FALLOWELL**

Unit 43, 22, Charles Dyer Close

Melton Mowbray

An Historic Melton Mowbray Construction Reimagined | A Stunning One Bedroom Apartment within a Landmark 1837 Building & Converted in 2026 | Electric Car Charger Point

Parking Arrangements: 2x Allocated Parking

Windows: Double Glazed

Heating: Electric Radiators & PIV Clean Air Ventilation

Vendors Position: No Upward Chain

Garden Orientation: East Facing Rear

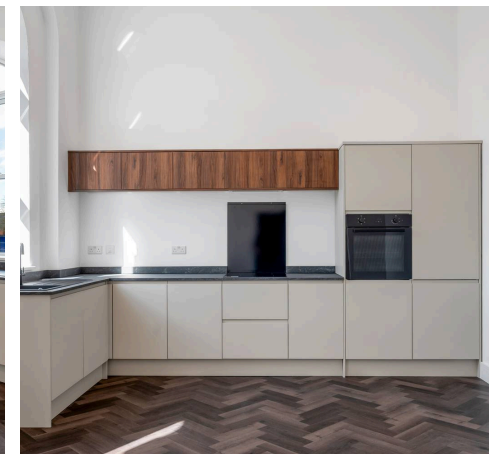
EPC Rating: TBC Council Tax Band: TBC

Total Living Space: Approx 74sqm

Forming part of this exclusive development of just eight individually designed homes, this impressive first floor apartment offers a superb blend of character and contemporary living within a central Melton Mowbray setting. Finished to a high standard throughout, the property makes full use of the building's original features while delivering the comfort and style expected of a modern home. Accessed via a well-maintained communal entrance, the apartment opens into a bright and spacious open-plan kitchen and living area. High ceilings and large original window openings, now fitted with new, energy-efficient windows, flood the space with natural light, creating an airy and inviting feel. The kitchen is fitted with a range of modern wall and base units, complemented by integrated appliances and clean, contemporary finishes, seamlessly flowing into the living space, ideal for both everyday living and entertaining. The bedroom is well-proportioned and continues the sense of light and space, offering a comfortable and versatile setting, completed by a luxury bathroom, finished with high-quality fittings.

Council Tax band: TBD

Tenure: Leasehold





Communal Entrance Hall

Kitchen, Dining & Living Area

19' 2" x 13' 5" (5.84m x 4.10m)

Inner Hall

10' 9" x 3' 2" (3.27m x 0.97m)

Bedroom One

19' 2" x 10' 2" (5.85m x 3.11m)

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)

Council Tax Information

Local Authority: Melton Borough Council Council Tax Band: TBC Note: The property is newly constructed and a council tax band has not been determined by the Valuation Office Agency.

Residents Management Company

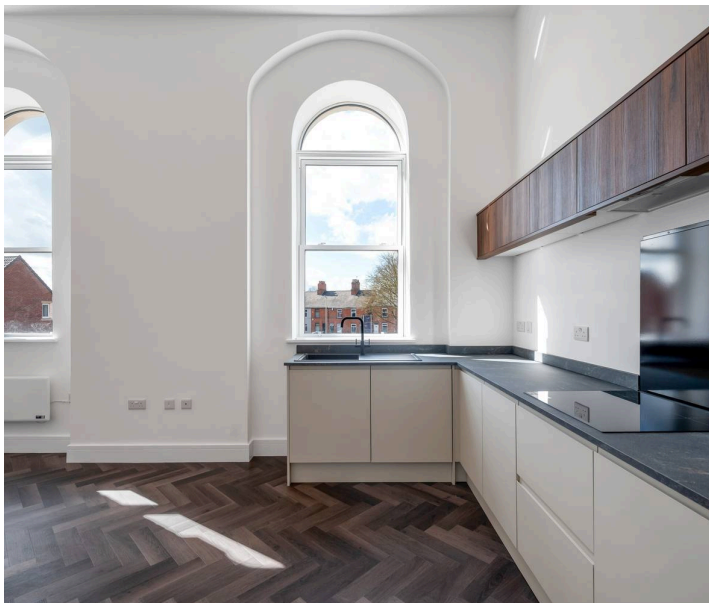
The property is liable to pay an annual charge to a Residents Management Company for the maintenance and upkeep of the common areas within the Charles Dyer Close development. We are advised that the current charge is TBC but expected to be in the region of £125 - £150 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Apartments Management Company

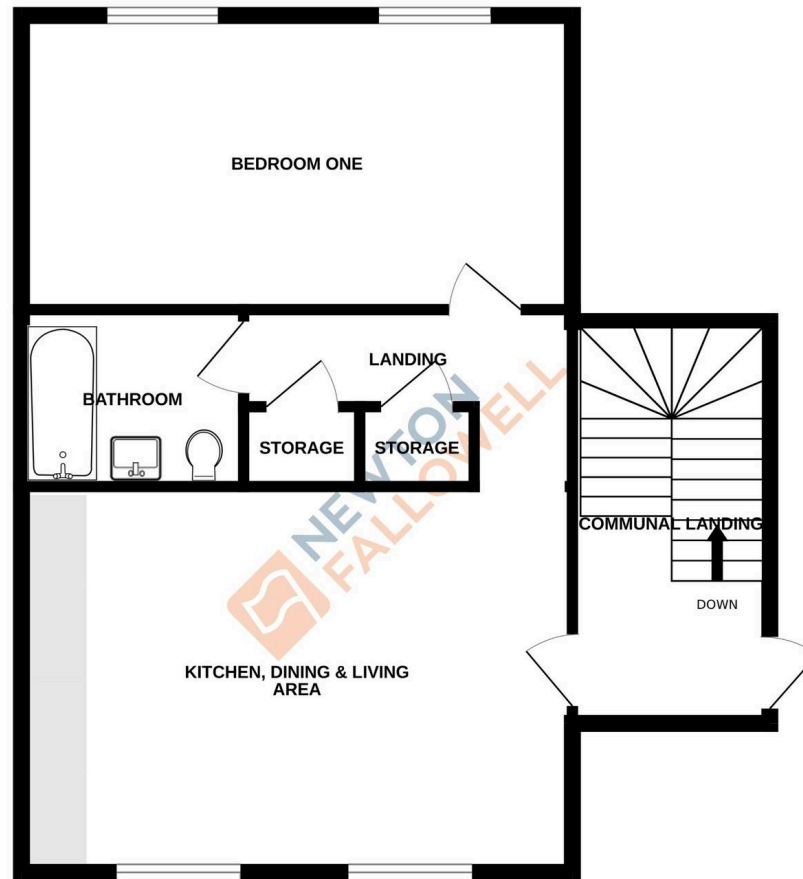
The property is liable to pay an annual charge to a Residents Management Company for the maintenance and upkeep of the common areas within the apartment building, including building insurance, communal lighting and garden maintenance. We are advised that the current charge is TBC but expected to be in the region of £850 - £900 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Leasehold Information

The property will benefit from a 999-year lease commencing upon completion. The freehold of the building will be transferred to a management company once the final unit is sold, with each owner holding a 25% share in the company. For further information, contact Newton Fallowell.



FIRST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



PLOT 43 AT ST MARYS PLACE - 22 CHARLES DYER CLOSE, MELTON MOWBRAY, LE13 1AE

TOTAL FLOOR AREA: 668 sq.ft. (62.1 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.
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Newton Fallowell - Melton Mowbray

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