



Flat 4, Coventry House Burton Street, Melton
Mowbray, LE13 1AQ

 **NEWTON FALLOWELL**



Key Features

- First Floor Apartment
- One Double Bedroom
- Grade II Listed Hunting Lodge
- Fitted Kitchen
- Living Room
- Shower Room
- Electric Heating
- Off-Road Parking
- EPC Rating G
- Leasehold

OIRO £90,000





Parking Arrangements: Off Road Parking
Windows: Sash
Heating: Electric
Vendors Position: No Upward Chain
Garden: Communal Grounds
EPC Rating: G
Council Tax Band: A
Total Living Space: Approx 506 sq. ft

Coventry House is a Grade II listed former Hunting Lodge situated close to the town centre, railway station and all local amenities.

In 1850 it was enlarged into one from two 18th Century houses by the Honourable Henry Amelius Coventry and in 1976 the building was taken over by Agnes Western Memorial Home. It has now been converted into apartments.

The apartment has an intercom entry system with stairs rising to the first-floor apartment comprising, entrance hall, living room, fitted kitchen, shower room and a mezzanine bedroom. There is a substantial gravelled frontage providing off-road parking and communal gardens.



Accessed via two hardwood entrance doors by an intercom entry system into the communal reception hall and stairs rising to the first-floor apartment. The entrance hall has a storage cupboard and airing cupboard which houses the hot water cylinder and door off to a shower room with a white three-piece suite comprising a low flush WC, wash hand basin and shower cubicle, tiled splash backs and a heated towel rail. The kitchen is fitted with wall and base units, roll top work surfaces, sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine and fridge freezer. A good-sized living room with an open fireplace having a surround and hearth and staircase rising to the mezzanine bedroom which is built into the eaves and has some restricted head height.

The property is Leasehold

Communal Entrance

Hallway

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

Kitchen 9'6" x 6'5" (2.9m x 2m)

Shower Room

Mezzanine Bedroom 16'1" x 7'7" (4.9m x 2.3m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
 Council Tax Band: A

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.