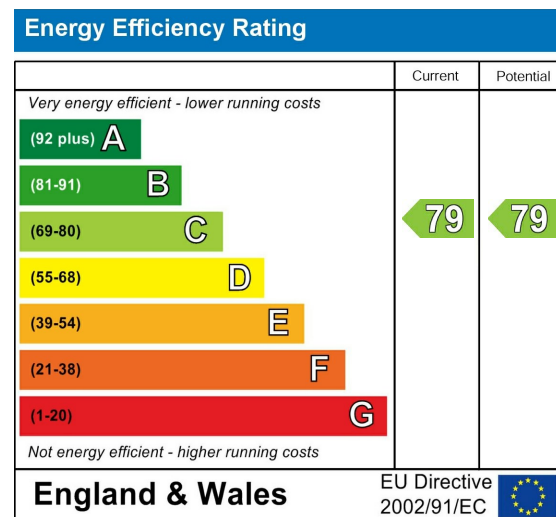
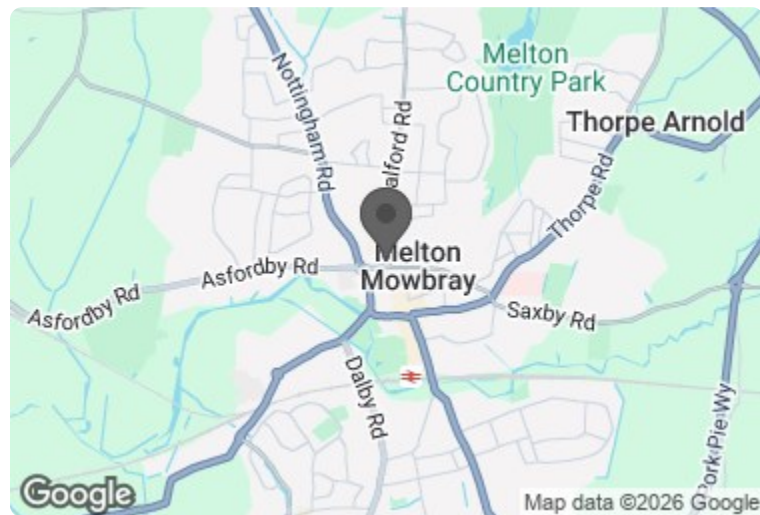




Council Tax Band: C

Holding Deposit*: £150

Security Deposit:** £2,071

For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 06622199



25 Catherine Place

Scalford Road, Melton Mowbray, LE13 1FH

A beautifully presented ONE BEDROOM first floor retirement apartment featuring a bright and spacious living room with access to a private balcony. The principal bedroom benefits from a useful walk-in wardrobe, providing excellent storage space.

Rental Price

£1,795 Per month

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews



Property Features

- Bright and spacious living room with a balcony
- Modern kitchen with built in appliances
- Walk-in wardrobe
- Guest suite for family and friends
- House Manager
- Communal Lounge
- Landscaped gardens
- Close to all amenities

McCarthy & Stone
Welcome Home.

25 Catherine Place, Scalford Road, Melton Mowbray, Leicestershire. LE13

About Catherine Place
Catherine Place offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly House Manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and large gardens for socialising. There is a lift to all floors. There will also be a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too.

This apartment is designed with intelligent ergonomics and modern methods of construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager onsite in office hours.

Local Area
Situated on Scalford Road in the historic market town of Melton Mowbray, Catherine Place is a superb Retirement Living development for the over 60's. These private retirement properties share attractive communal facilities and an amazing location. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep. As well as being the home of both the pork pie and stilton cheese, various food festivals are held in Melton Mowbray throughout the year to champion local produce, and the twice-weekly market is also very popular with people from across the region. As well as being a foodie's heaven, Melton Mowbray is a hotspot for history buffs. The town's heritage walking trail guides you through a thousand years of history, from a mention of the Melton Mowbray market in the Domesday Book to a Roman Catholic Church built by the Polish community that, after exile during World War II, settled in the town in the 1940s.

If you play or enjoying watching bowls, you'll be interested to know that the English Indoor Bowling Association (EIBA) is

based in Melton Mowbray and that the Melton & District Indoor Bowls Club hosts the EIBA National Championship annually. The development is just 0.3 miles from the twice-weekly market and weekly antiques fair. Just a short stroll from here, you'll also find the Dickinson & Morris Ye Olde Pork Pie Shoppe, which specialises in the iconic Melton Mowbray pork pies.

The train station is under 1 mile away and has direct services to Nottingham, Birmingham, Norwich, Cambridge and many other destinations.

Why rent?
The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Periodic Tenancy Agreement means you can stay for as long as you like.

"I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done..." Helen, McCarthy Stone tenant

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped

2 bed | Rental Price £1,795 Per month

gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

25 Catherine Place
Apartment 25 is a beautifully presented one bedroom, first floor retirement apartment, offering 567 sq. ft. of comfortable living space and benefiting from a west-facing balcony. The bright and airy living room is finished in neutral tones and provides a welcoming space to relax and unwind, with access to the balcony. The fitted kitchen includes integrated appliances, with a washer dryer conveniently located in a separate utility cupboard. The spacious principal bedroom features a walk-in wardrobe with fitted shelving and hanging space, while the modern shower room benefits from a low-profile shower tray, slip-resistant flooring, chrome towel radiator and fitted mirror.

- What's is included at the development ?**
- Cleaning of communal windows
 - Water rates for communal areas and apartments
 - Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance

The rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Additional Information & Services**
- Ultra-fast Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

