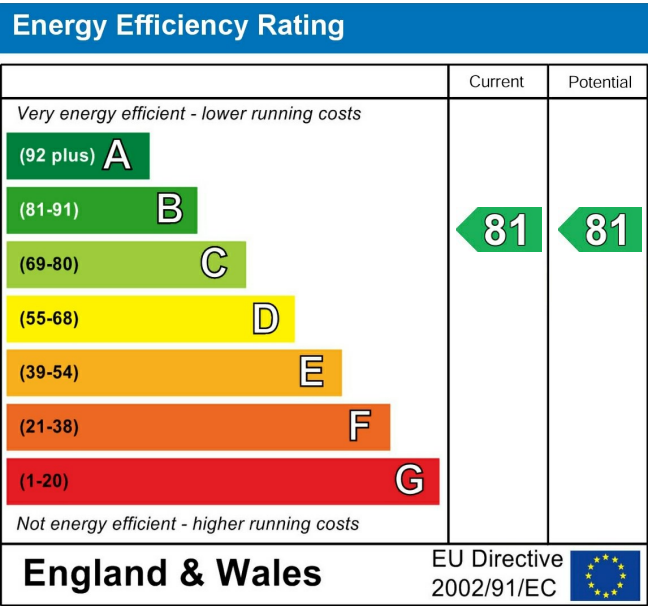
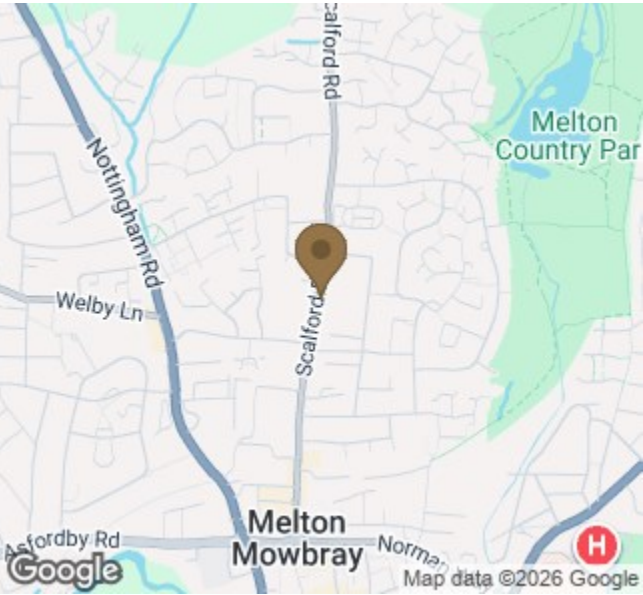
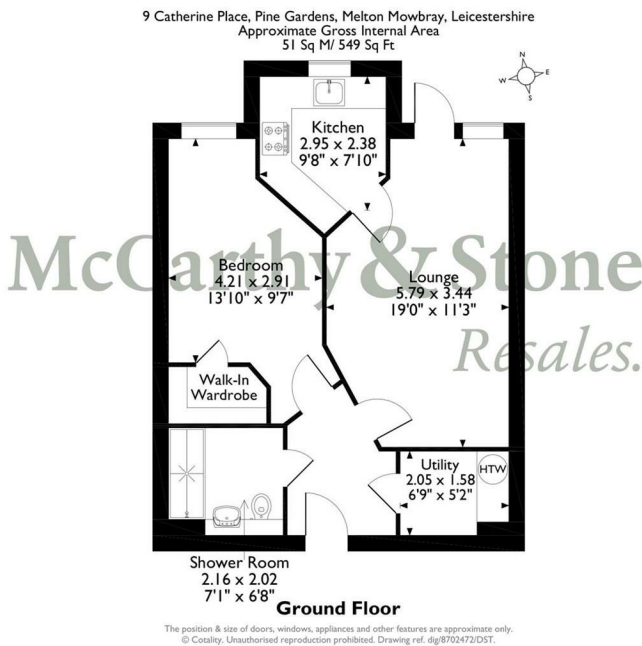




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



9 Catherine Place

Scaford Road, Melton Mowbray, LE13 1FH

1 1 **Council Tax Band: B**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Catherine Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor apartment with direct access to a patio area enjoying garden views
- Bright and spacious living room
- Modern kitchen with built in appliances
- Double bedroom with walk-in wardrobe
- Shower room with support rails
- House Manager
- Communal Lounge
- Landscaped gardens and close to all amenities
- Guest suite for family and friends
- Close to all amenities

McCarthy & Stone
Resales.

9 Catherine Place, Melton Mowbray

 1 |  1 | Asking price £230,000

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
Situating 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 Doomsday 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.

Entrance Hall
Front door with spy hole leads to the large entrance hall from where the 24-hour Appello emergency response and remote door entry system is accessible. A range of power sockets. Door leading to a utility/storage cupboard housing a washer/drier, Smoke detector. Further doors lead to living room, bedroom, shower room.

Living Room
Bright and spacious living room with double glazed door leading to an outdoor patio with views over the communal grounds. Carpets, curtains and light fittings. Partially glazed door leads to the kitchen.

Kitchen
Fitted with a range of modern high gloss kitchen units, drawers. Black composite sink with mixer taps sits beneath an auto opening, double glazed window with fitted blind. Built in electric oven. Four ringed ceramic hob with extractor hood. Integrated fridge freezer.

Bedroom
Spacious bedroom with large window providing views over the communal gardens, the room also benefits from a walk-in wardrobe fitted with hanging space and shelving units. Fitted carpets, decorative light fitting, curtains.

Shower Room
Partially tiled shower room comprising; large walk in shower with support rails and screen. Wash hand basin; vanity unit with storage cupboard. Illuminated mirror, shaver point and heated towel rail.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas
- 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 Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,871.48 for financial year ending 28/02/2027.

Leasehold
Ground rent: £495 per annum.
Ground rent review: 1st Jan 2034.
Lease term: 999 years from Jan 2021

Moving Made Easy & Additional Information
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.
 - 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.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

