



**2 Buttermere Close, Melton Mowbray,
Leicestershire, LE13 0LT**

£125,000

 Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

2 Buttermere Close Melton Mowbray Leicestershire LE13 0LT

This stylish ground floor apartment offers an ideal, ready-to-move-into opportunity, perfectly suited to those seeking comfortable single-level living or a straightforward investment.

Tucked away in a peaceful residential setting, the layout combines an inviting social hub where a light-filled lounge naturally flows into a fully fitted kitchen, with peaceful sleeping accommodation, a freshly upgraded shower room, and the everyday ease of dedicated on-site parking.





Bedroom



Shower Room

Property Description

A modern and well-presented two-bedroom ground floor apartment, offering bright, low-maintenance living in a convenient residential cul-de-sac. Ideal for first-time buyers, downsizers, or buy-to-let investors, this contemporary home benefits from an upgraded electric heating system, allocated parking, and well-maintained communal grounds.

The accommodation opens with a central entrance hallway featuring handy built-in storage. The main living room is generous in size and enjoys ample natural light from dual-aspect windows, creating a bright and welcoming space for both relaxing and dining. An open archway leads seamlessly into the fitted kitchen, which is arranged with a comprehensive range of wall and base units, contrasting worktops, an integrated oven and hob with extractor hood, and plumbing for a washing machine.

Both bedrooms are well-proportioned, with the principal bedroom benefiting from built-in wardrobe space. The shower room has been tastefully re-fitted with a modern white suite, including a vanity unit with an integrated wash hand basin, WC, and a separate corner shower cubicle.

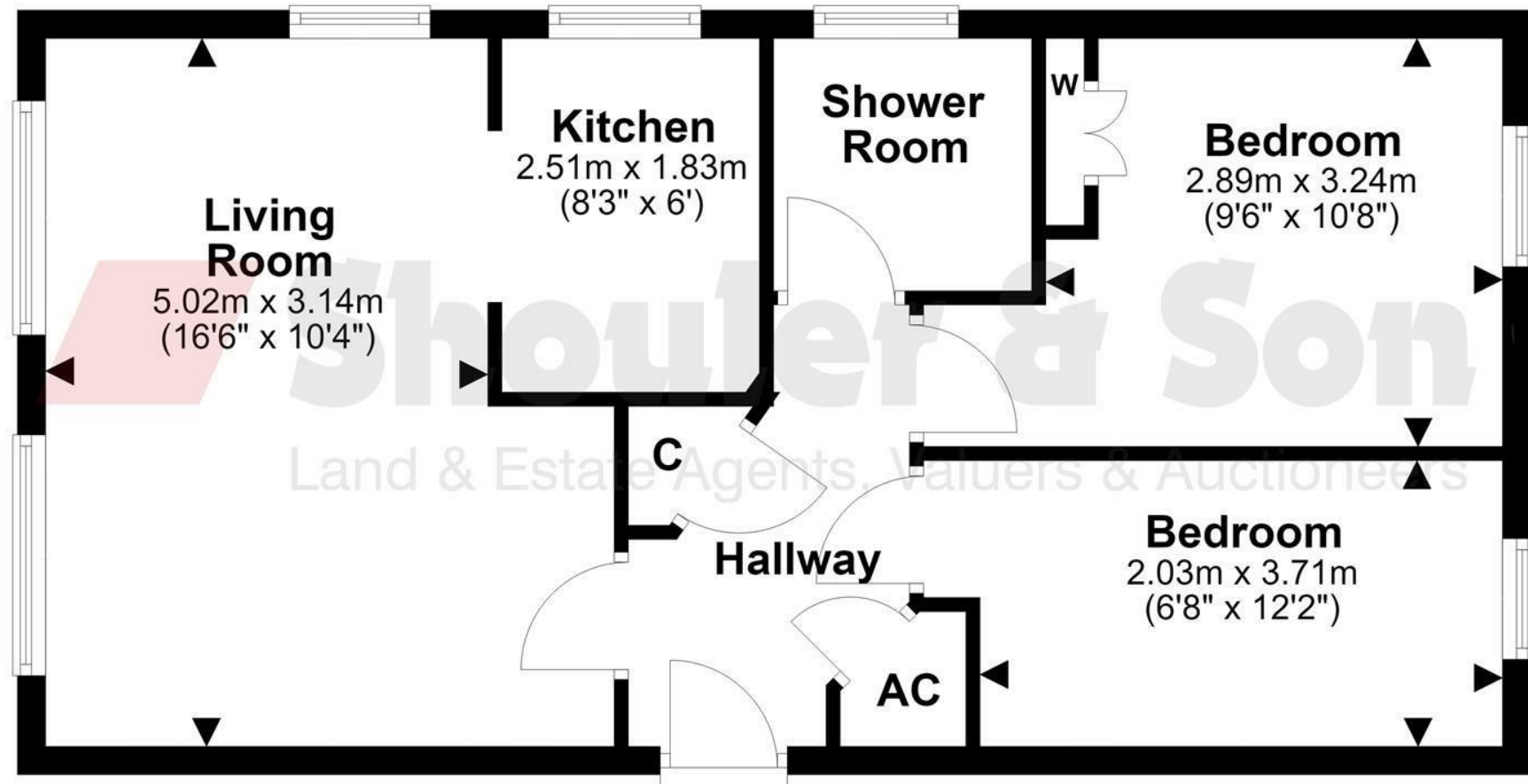
Outside, the property is surrounded by neat communal lawned grounds. It includes an allocated parking space as well as additional space for visitors.

Early viewing is highly recommended to appreciate the space and condition on offer.

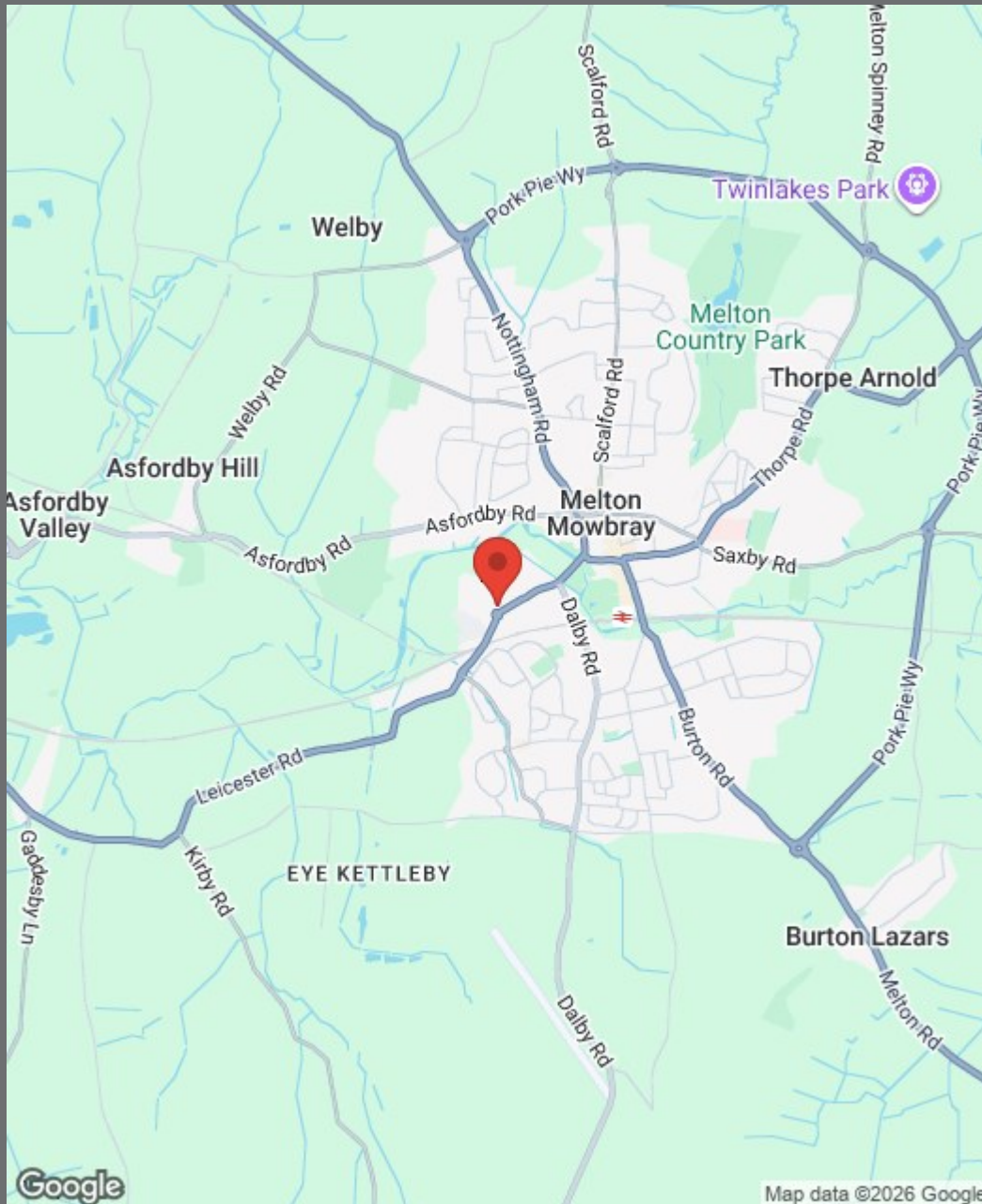
Agent's Note: We understand the property is leasehold with approximately 102 years remaining on the lease. We believe the current service charge is £184.56 per calendar month, with an annual ground rent of £133.00. Please note that your legal representative/solicitor will verify and confirm all leasehold and charge details during the conveyancing process.

Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- Well-presented ground floor apartment
- Spacious, light-filled dual-aspect living room
- Fitted kitchen with integrated oven, hob, and extractor
- Two well-proportioned bedrooms
- Built-in wardrobe storage to the principal bedroom
- Re-fitted shower room with modern vanity wash basin unit
- Upgraded and efficient heating system
- Allocated private parking space plus visitor parking
- Well-maintained communal lawned grounds
- Situated in a popular residential location close to local shops



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