



ROSEBERY AVENUE, MELTON MOWBRAY

Asking Price Of £145,000

Two Bedrooms

Leasehold



OVER 55'S APARTMENT

CHAIN FREE

COMMUNAL GARDENS

ON-SITE LAUNDERETTE

SECOND FLOOR

TWO DOUBLE BEDROOMS

RESIDENTS PARKING

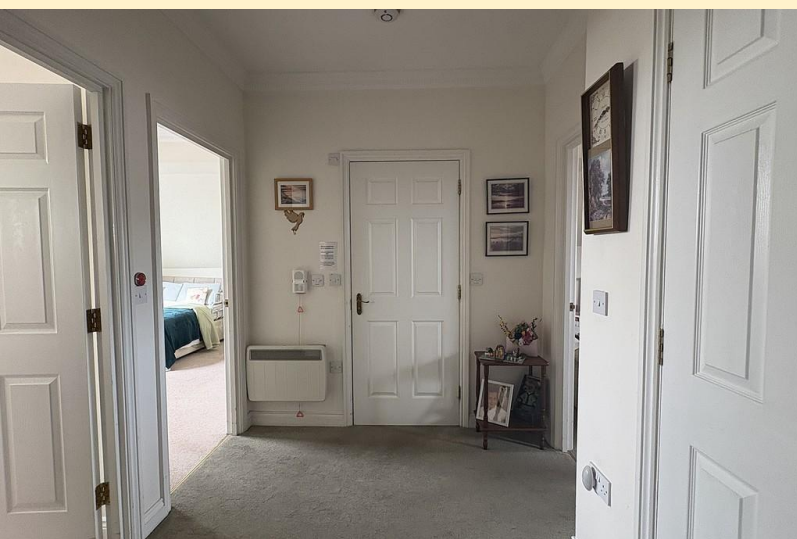
TOWN CENTRE LOCATION

COUNCIL TAX BAND B

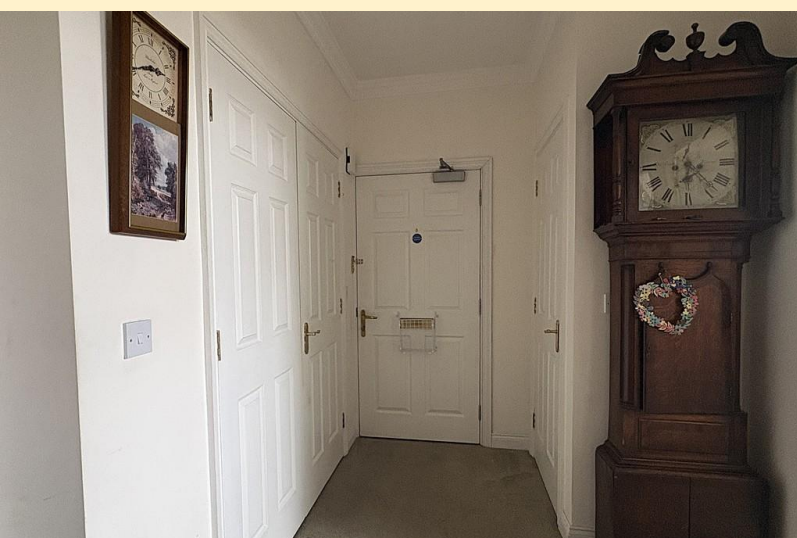
01664 566258

info@middletons.uk.com





A well- presented two bedroom retirement apartment located within the popular Saddlers Court over 55's development, ideally positioned in the centre of Melton Mowbray. Designed for comfortable, semi- independent living, Saddlers Court offers a secure environment with excellent communal facilities including a residents' lounge with tea- making area, landscaped gardens and an on- site launderette. Situated on the second floor, the apartment provides convenient access to the towns shops, cafés and amenities, making it an ideal option for those seeking a central, low- maintenance home within a friendly community.



The accommodation on offer comprises a hallway, lounge diner, kitchen, two bedrooms and a shower room. The apartment also enjoys access to the well- maintained communal gardens and benefits from off- road parking within the private residents' car park.

.ENTRANCE HALL Having carpeted flooring, a wall- mounted electric heater and an intercom system, with doors leading to the bedrooms, shower room and living space. There is also a storage cupboard housing the hot water cylinder and a further cupboard providing additional storage.

LOUNGE/DINER 13' 8" x 16' 6" (4.18m x 5.03m) A bright, well- proportioned room with a dormer window, electric heater, TV aerial point and carpet flooring, with a door leading directly into the kitchen.

KITCHEN 7' 3" x 12' 11" (2.23m x 3.94m) Comprising wall, base and drawer units topped with work surfaces, a stainless steel one- and- a- half bowl sink and drainer with mixer tap, eye- level Electrolux oven and grill, Blomberg electric hob with extractor hood over, with a washing machine and fridge freezer included, and vinyl flooring.

SHOWER ROOM 5' 7" x 7' 3" (1.71m x 2.23m) Modern shower room comprising a double shower cubicle with hand railings, low flush WC, vanity unit wash hand basin, wall- mounted electric towel radiator and extractor fan.

BEDROOM ONE 12' 1" x 14' 6" (3.69m x 4.43m) A very generous double room having a large Velux window allowing plenty of natural light, electric heater, two built- in wardrobes and carpet flooring.

BEDROOM TWO 12' 1" x 7' 10" (3.7m x 2.4m) Currently used as a dining room, another double room having an electric heater, Velux window and carpet flooring.

COMMUNAL GARDENS Well- tended and established communal gardens, mainly laid to lawn with mature flowers, shrubs, trees and hedging. An extensive patio area with courtesy lighting provides additional outdoor seating, all set within an enclosed setting.

LEASE DETAILS The property is leasehold.

Lease Term: 125 years granted 11/11/13

Qualifying age: Male over 55 and Female over 55

Service Charge: £300.89 inc ground rent per month.

What is covered under the service charges varies from scheme to scheme and is dependent on the terms of the lease but it generally covers the following:-

Call System/ Lifeline Costs

Scheme Manager Costs

Grounds Maintenance Contract

Communal/ Window Cleaning

Door Entry

Compliance Periodic Checks & Servicing

Lift Maintenance

Communal Utility Charges

Communal Repairs

Buildings Insurance

Management Fee and Scheme Administration Costs

Planned Cyclical Fund Contribution

Major Repairs/Renewals Fund Contribution

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplius.

Further information can be found here:

<https://www.amplius.co.uk/>

AGENTS NOTE TENURE Leasehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit [middletons.uk.com/Referral-Fees](https://www.middletons.uk.com/Referral-Fees)







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.