

Connells

Catherine Place Pine Gardens
MELTON MOWBRAY

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MELTON MOWBRAY LE13 1FH

for sale offers in the region of
£230,000







Property Description

Extremely well presented one bedroom ground floor retirement apartment, exclusively for the over 60s, offering modern and comfortable accommodation throughout. The property comprises an entrance hall, lounge, fitted kitchen, double bedroom, contemporary shower room and a useful utility room with plumbing for a washing machine. Patio doors provide access to a patio seating area, ideal for enjoying the surrounding gardens.

Residents benefit from a range of excellent communal facilities including a residents' lounge where regular social events and activities are held, beautifully maintained landscaped gardens, a dedicated House Manager and a guest suite available for visiting family and friends. The property also benefits from an allocated parking space.

Entrance Hall

Front door leading to entrance hall providing access to a utility room, living room, bedroom and shower room. Additionally, the entrance hall houses the 24-hour Appello emergency response and remote door entry system.

Lounge

Bright and airy lounge with doors opening to the patio seating area and landscaped gardens. Electric radiator.

Shower Room

A modern white suite comprising a walk-in shower cubicle, heated towel rail, low level WC and wash hand basin set within a useful vanity unit providing additional storage.

Bedroom

Generous bedroom with windows overlooking the gardens. The room offers great storage with a walk in wardrobe.

Kitchen

The kitchen is fitted with a range of contemporary high-gloss wall and base units with complementary drawers. A black composite sink with mixer tap is positioned beneath a double-glazed window. Integrated appliances include an electric oven, four-ring ceramic hob with extractor hood over, and a fridge-freezer.







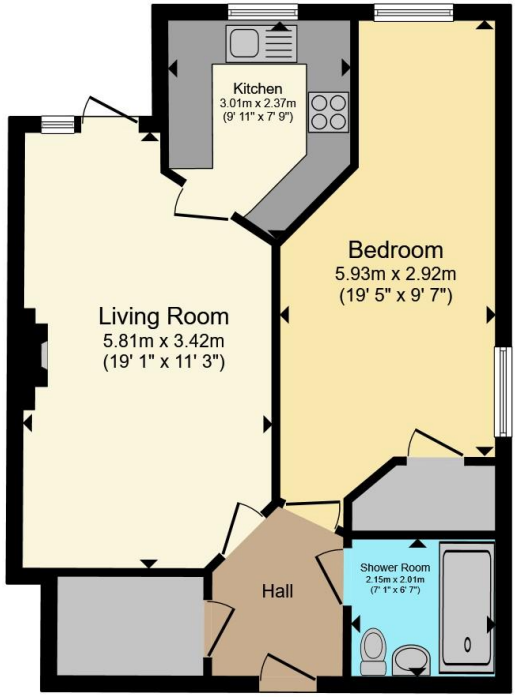





Fire exit







Ground Floor

Total floor area 53.6 m² (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C

Council Tax Band: B

Service Charge: 2871.48

Ground Rent: 425.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW308114

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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