



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

**£120,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

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Melton Mowbray  
Leicestershire  
LE13 0LT**

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A chain-free first-floor apartment on the fringes of Melton Mowbray.

Features include spacious open-plan living, two bedrooms (master with EN-SUITE), and allocated parking. A great opportunity for first-time buyers or investors. Must be viewed!



Living Room



Kitchen



Bedroom



En-suite

### Description

Welcome to this two-bedroom first-floor apartment, a fantastic opportunity for a first-time buyer or investor. Offered with no onward chain, this property provides a smooth and stress-free buying process. Located on the fringes of Melton Mowbray, the apartment is perfectly positioned for those who value easy access to local amenities while benefiting from a quieter, more residential setting.

The heart of this home is the spacious living room, which flows seamlessly into the modern kitchen, creating a bright and sociable open-plan area. The kitchen is well-appointed with a range of wall and base units and space for appliances, making it a practical and functional space.

The apartment offers two good-sized bedrooms. The principal bedroom is a genuine highlight, featuring the convenience of its own private en-suite shower room. A separate family bathroom with a full-size bath serves the second bedroom and guests. The property benefits from an electric heating system and double-glazed windows throughout, ensuring a comfortable and energy-efficient living environment.

Outside, residents can enjoy the well-kept communal gardens, which provide a pleasant outdoor space. The property also comes with an allocated parking space and additional visitor parking, a significant advantage in this sought-after area.

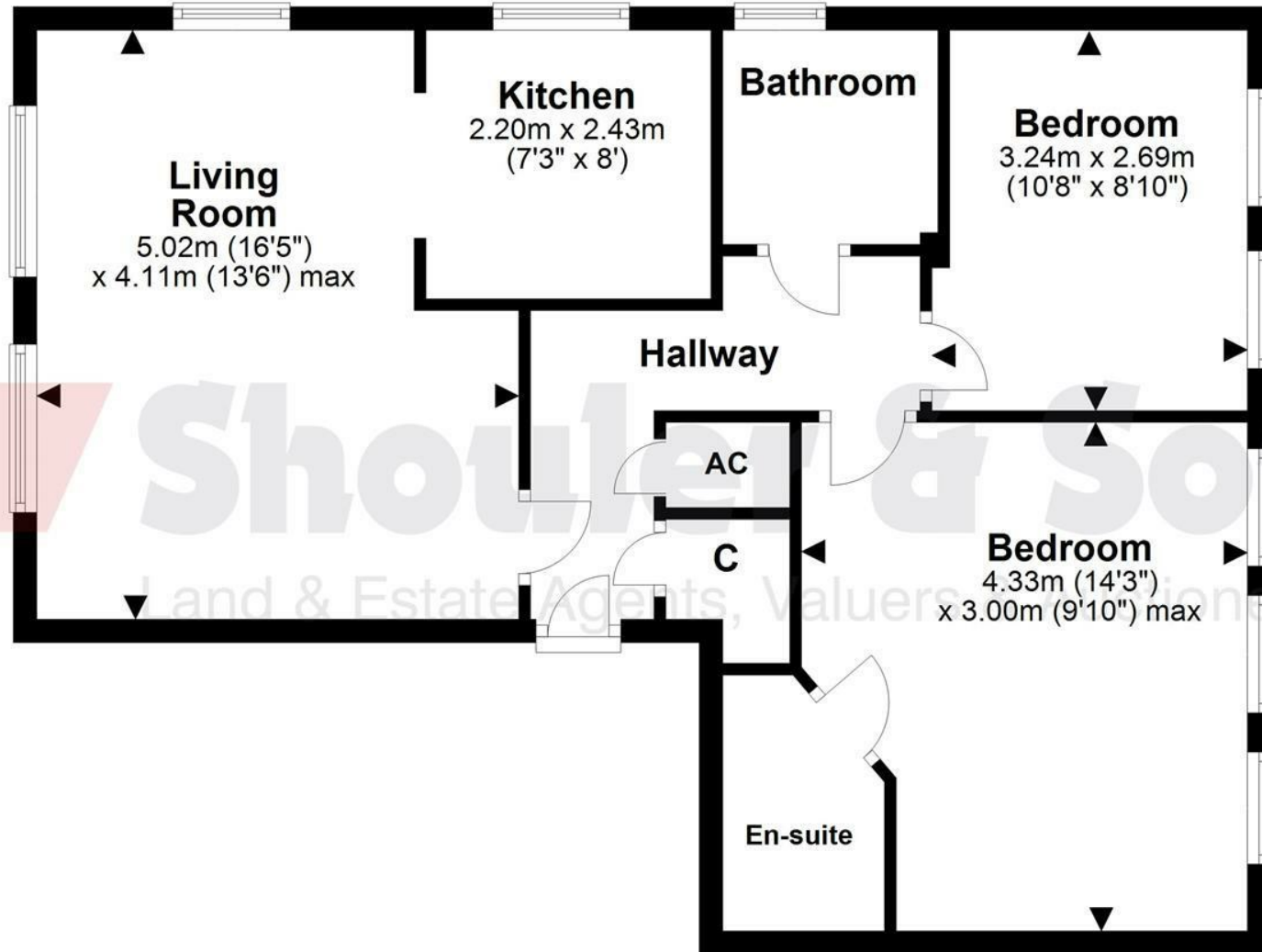
This apartment is an excellent opportunity to acquire a well-presented, chain-free property in a highly desirable and connected location.

### AGENTS NOTE

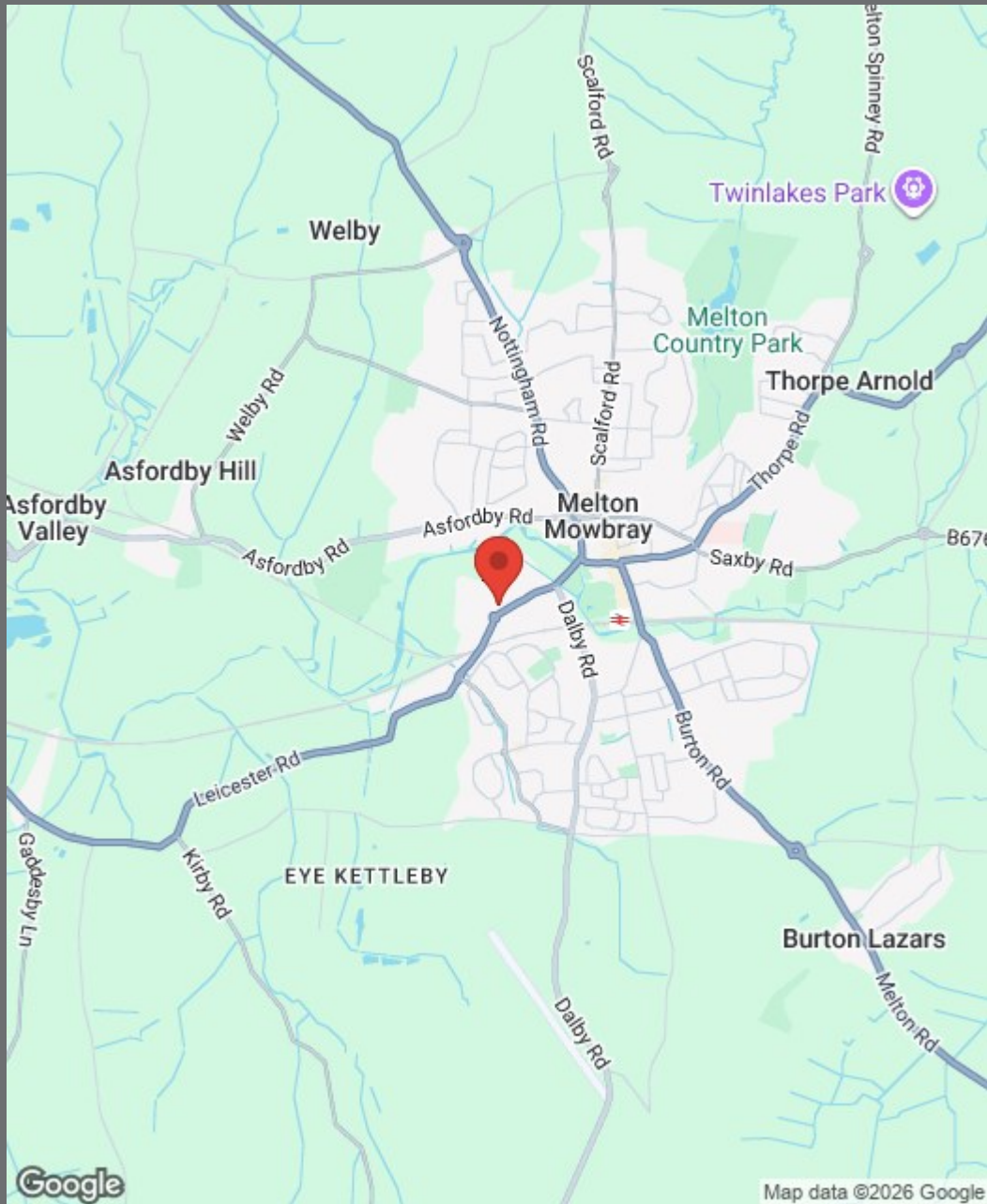
There are additional costs associated with this property by way of an annual ground rent of £298.62 payable to Estates and Management and a monthly service charge of £182.28 payable to Premier Estates. The lease is 155 years from 01/07/2004.

## Ground Floor

Approx. 63.7 sq. metres (685.6 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.



- No Onward Chain
- First-floor apartment
- Spacious open-plan living room
- Two bedrooms, master with en-suite
- Electric heating system
- Double glazed windows
- Allocated parking space
- Communal gardens
- Close to local amenities on the town's fringes
- Ideal for first-time buyers or investors



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