

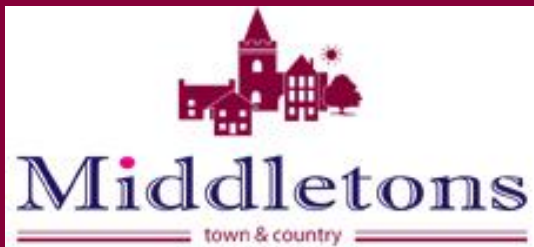


## HIGH STREET, THE GEORGE HOTEL

Asking price of £100,000

Two Bedrooms

Leasehold



**TOWN CENTRE LOCATION**

**LARGE LOUNGE**

**BATHROOM**

**FIRST FLOOR APARTMENT**

**TWO BEDROOMS**

**SEPERATE KITCHEN/BREAKFAST ROOM**

**FAMILY BATHROOM**

**INVESTMENT OPPORTUNITY**

**COUNCIL TAX BAND A**

**01664 566258**

**info@middletons.uk.com**





Available with no onward chain, this is an excellent opportunity for first-time buyers or investors. Two double-bedroom first-floor apartment located in a converted Grade II listed 17th-century coaching inn in the heart of Melton Mowbray. Ideal for those wishing to be central to the town with amenities on the doorstep.

Secured communal entrance lobby with post boxes and door off to the stairwell. The accommodation on offer comprises; entrance hall, lounge, kitchen, two double-bedrooms and a bathroom.



**KITCHEN/BREAKFAST ROOM** 10' 10" x 9' 8" (3.32m x 2.97m) Separate kitchen/breakfast room having a side facing window, fitted with wall, base and drawer units topped with work surfaces, tiled splash backs and a stainless steel sink and drainer unit. Integrated appliances comprise of fridge/freezer, electric cooker, hob with extractor hood above. Separate built in cupboard housing the electric boiler and with space and plumbing for a washing machine.

**LOUNGE** 15' 5" x 10' 5" (4.72m x 3.2m) A spacious room having a front facing sash window, electric radiator, TV aerial point and carpet flooring.

**BEDROOM ONE** 11' 10" x 10' 5" (3.63m x 3.2m) Good sized double bedroom having a front facing window, electric radiator and carpet flooring.

**BEDROOM TWO** 11' 1" x 9' 8" (3.38m x 2.97m) Another good sized double bedroom having a front facing window, electric radiator and carpet flooring.

**BATHROOM** 7' 8" x 5' 2" (2.36m x 1.6m) Comprising of a panel bath with over head shower and glazed shower screen, low flush WC and a heated towel rail. Tiled splash areas and flooring.

**LEASE DETAILS** The property is leasehold. Lease 125 years from 01/01/2014. Ground rent - £401.35 per year, Service charge - £2,603.04 (approx.) per year.

**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.

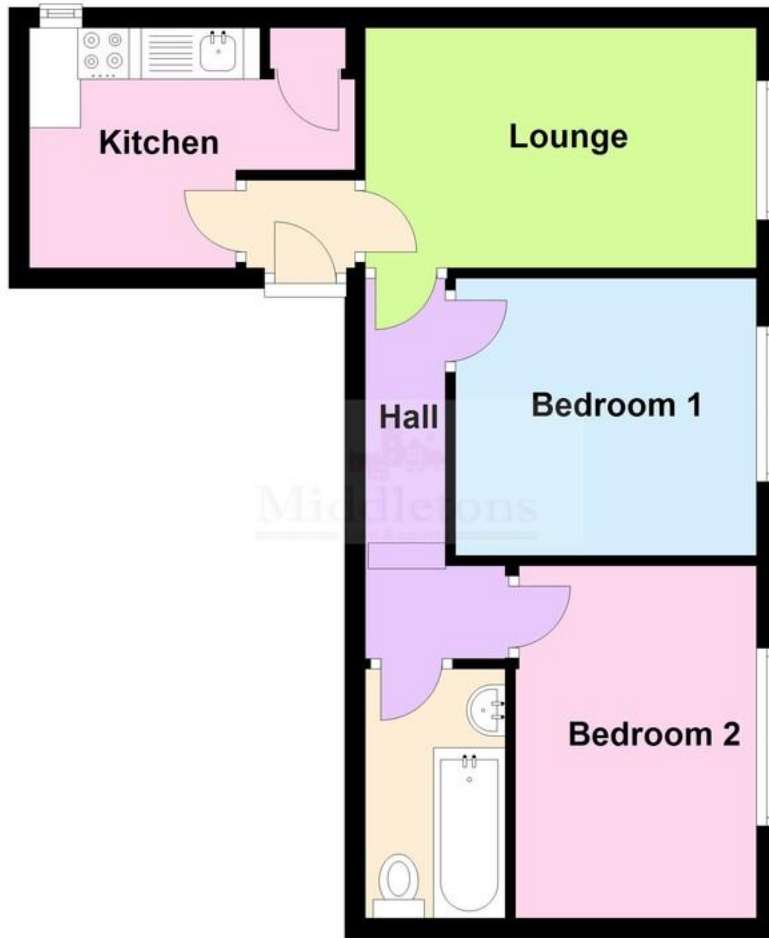
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## Ground Floor



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
WWW.EPC4U.COM			

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www.middletons.uk.com  
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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 and 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.