



HIGH STREET, THE GEORGE HOTEL

Guide Price £60,000

Two Bedrooms

Leasehold



**BEING SOLD BY MODERN METHOD OF
AUCTION**

CONTACT MIDDLETONS TO VIEW

TWO BEDROOMS

FIRST FLOOR APARTMENT

**BUY IT NOW OPTION AVAILABLE -
RESERVATION FEE APPLIES**

TOWN CENTRE LOCATION

SEPERATE KITCHEN/BREAKFAST ROOM

INVESTMENT OPPORTUNITY

01664 566258

info@middletons.uk.com



AI generated image to show property potential



Being Sold by Modern Method of Auction 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.

MODERN AUCTION This Property is Being sold by Modern Method Auction. Contact Middletons to arrange a viewing.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

Should you view, offer or bid your data will be shared with the Auctioneer, Bid.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Middletons to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Middletons Team.

ABOUT THE PROPERTY Being Sold by Modern Method of Auction 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 - £2,732.80 (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.

Please note: Some interior images have been virtually staged with furniture and decor to help illustrate the property's spatial potential. The home is sold unfurnished/vacant.

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.

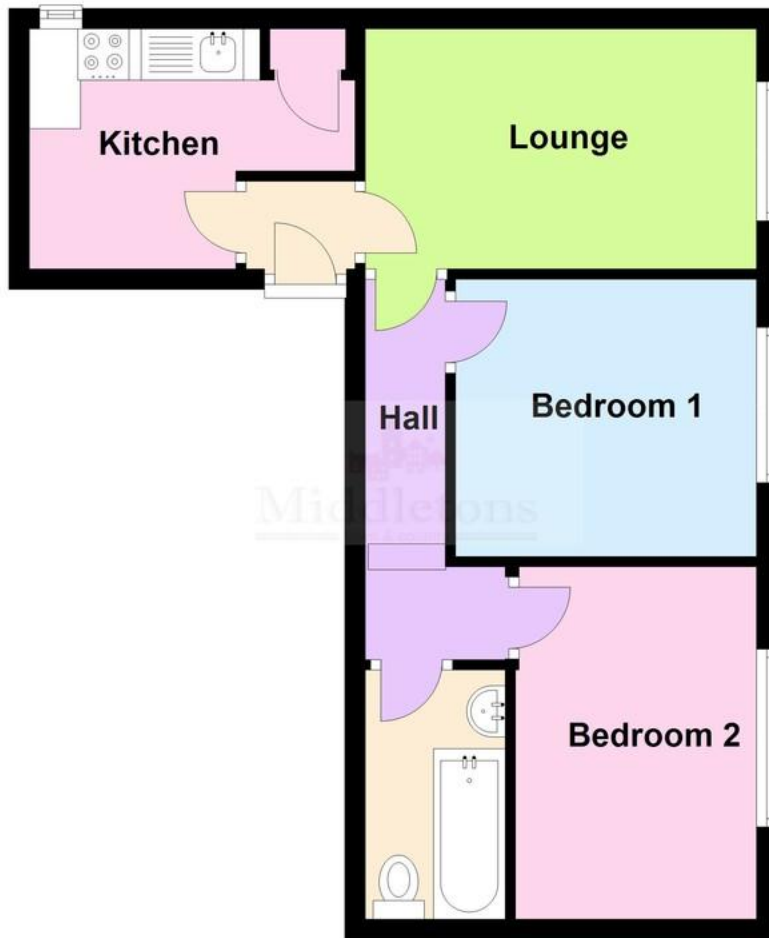
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Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.