



## NAVIGATION CLOSE, MELTON MOWBRAY

Asking Price Of £155,000

Two Bedrooms

Leasehold



**APARTMENT**

**CHAIN FREE**

**LOW MAINTENANCE GARDEN**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**TWO DOUBLE BEDROOMS**

**CLOSE TO LOCAL SCHOOLS**

**CENTRAL TO THE TOWN**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





A fantastic opportunity to step onto the property ladder, this well presented two double bedroom apartment is offered with no onward chain. Perfectly positioned just a stone's throw from the town centre, train station and a wide range of local amenities, it offers convenience and connectivity in equal measure.

The accommodation on offer comprises; entrance porch, hallway, open-plan lounge, diner and kitchen. Two double bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from off street parking, an integral tandem garage and a low maintenance rear garden.

**PORCH** Steps lead up to the entrance porch, accessed via a part-glazed door. The porch features a tiled floor, a useful cupboard with power, and a further part-glazed door opening into the hallway.

**HALLWAY** Featuring laminate flooring, an electric heater and a cupboard housing the hot water system.

**LOUNGE/DINER** 10' 9" x 19' 2" (3.3m x 5.85m) Beautifully light and spacious, this open-plan lounge diner enjoys a door to the garden with windows to either side, creating a naturally bright setting. It offers a TV aerial point, electric radiator and laminate wood flooring. Opening to the adjoining kitchen area.

**KITCHEN** 9' 5" x 8' 0" (2.88m x 2.45m) Fitted with a modern range of wall, base and drawer units topped with worksurfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine. Integrated appliances comprise of a dishwasher, fridge, Stoves electric oven and hob with extractor hood over. Window over looking the garden, LED lighting and tiled flooring.

**BEDROOM ONE** 12' 8" x 12' 5" (3.88m x 3.8m) A front-facing window fills the bedroom with natural light, complemented by an electric radiator and soft carpet flooring, with a door leading through to the ensuite

**ENSUITE** 6' 1" x 6' 10" (1.87m x 2.09m) Comprising of a shower cubicle, low flush WC and a pedestal wash hand basin. Heated towel rail, electric shaver points, extractor fan and tiled flooring.

**BEDROOM TWO** 11' 9" x 9' 10" (3.6m x 3.02m) Another double room having a front facing window, complemented by an electric radiator and soft carpet flooring,

**BATHROOM** 7' 8" x 6' 3" (2.36m x 1.91m) Comprising of a panel bath, pedestal wash hand basin and a low flush WC. Heated towel rail, electric shaver socket, extractor fan and vinyl flooring.

**REAR GARDEN** Hard landscaped for easy maintenance with a paved patio adjacent to the property with garden tap, steps rise up to a further decked seating area flanked

by gravel beds which are bordered with mature shrubs. Wood panel fencing secures the boundary with gated access to the staircase down to the garage.

**GARAGE AND PARKING** Having parking in front of the garage for one vehicle. The tandem garage has an up and over door, power and lighting.

**LEASEHOLD DETAILS** The property is leasehold. Lease 999 years from 2006. Ground rent - £150.00 per year, service charge - £835.00 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.

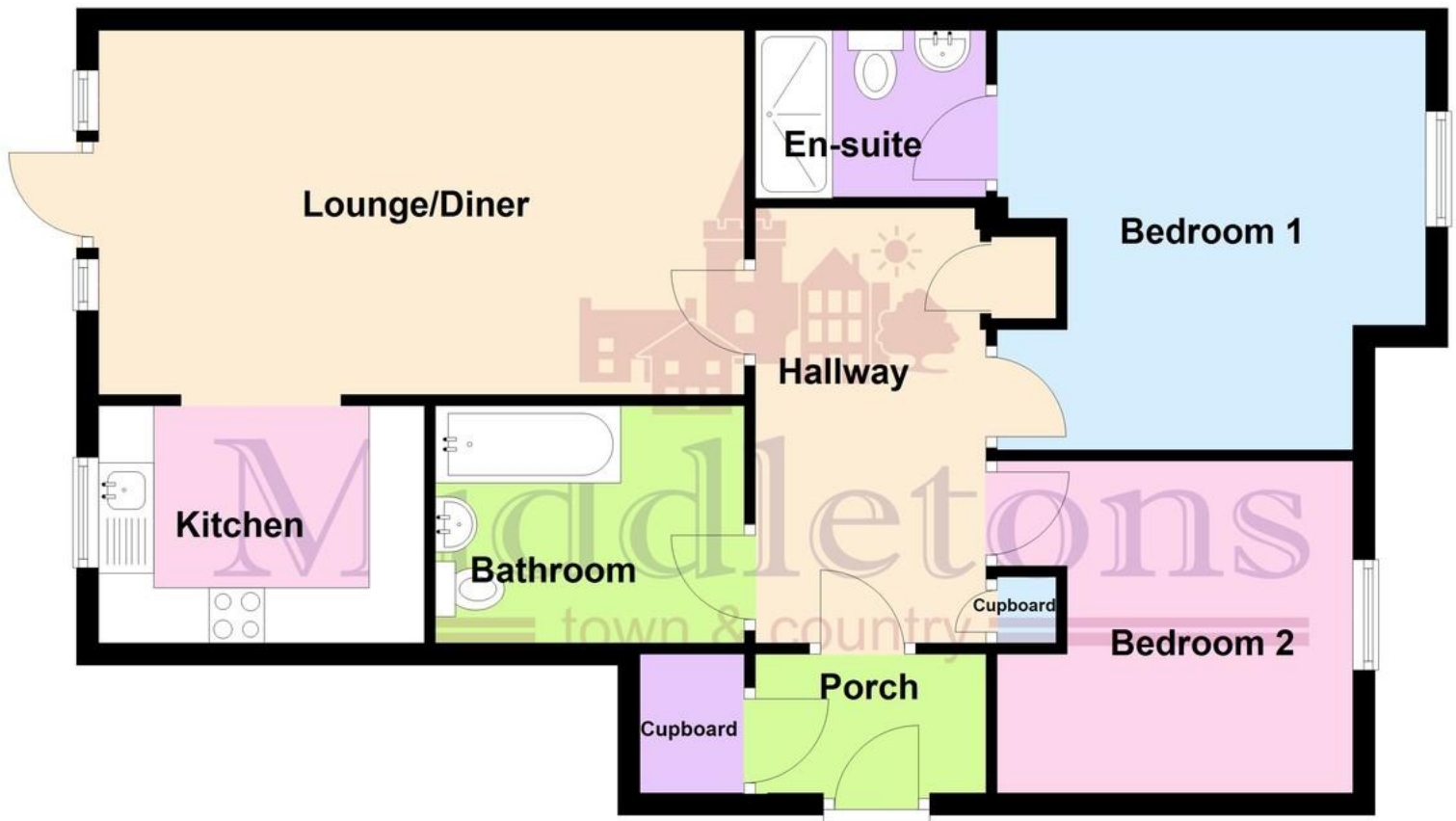
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## Ground Floor



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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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[www.middletons.uk.com](http://www.middletons.uk.com)  
[info@middletons.uk.com](mailto:info@middletons.uk.com)

**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.