



Unit 42, 24, Charles Dyer Close, Melton Mowbray
£210,000

 **NEWTON FALLOWELL**

Unit 42, 24, Charles Dyer Close

Melton Mowbray

An Historic Melton Mowbray Construction Reimagined | A Stunning Two Bedroom 1st floor Apartment within a Landmark 1837 Conversion | Two Allocated Parking Spaces

Parking Arrangements: Allocated Parking

Windows: Double Glazed

Heating: Electric Radiators & PIV Clean Air Ventilation

Vendors Position: No Upward Chain

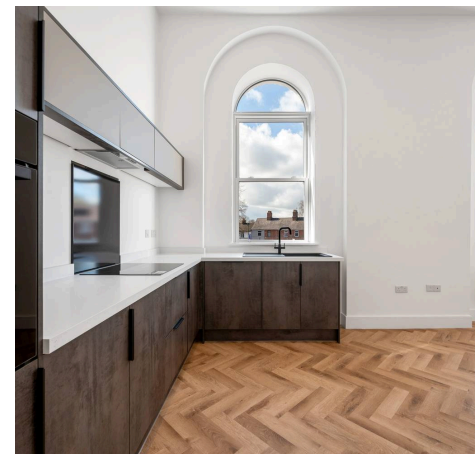
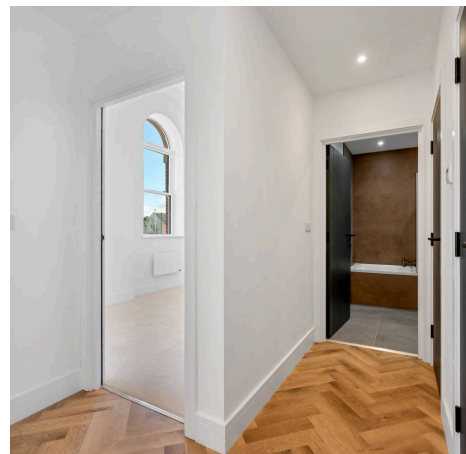
Garden Orientation: None

EPC Rating: TBC Council Tax Band: TBC

Forming part of this exclusive development of just eight individually designed homes, this impressive first floor apartment offers a superb blend of character and contemporary living within a central Melton Mowbray setting. Finished to a high standard throughout, the property makes full use of the building's original features while delivering the comfort and style expected of a modern home. Accessed via a well-maintained communal entrance, the apartment opens into a bright and spacious open-plan kitchen and living area. High ceilings and large original window openings, now fitted with new, energy-efficient windows, flood the space with natural light, creating an airy and inviting feel. The kitchen is fitted with a range of modern wall and base units, complemented by integrated appliances and clean, contemporary finishes, seamlessly flowing into the living space, ideal for both everyday living and entertaining. There are two well-proportioned bedrooms, continuing the sense of light and space, offering a comfortable and versatile setting. The accommodation is completed by a luxury bathroom, finished with high-quality fittings and elegant, modern detailing.

Council Tax band: TBD

Tenure: Leasehold





Communal Entrance

Open Plan Kitchen, Living & Dining Area

27' 10" x 13' 1" (8.48m x 4.00m)

Inner Hall

Bedroom One

17' 2" x 10' 1" (5.23m x 3.08m)

Bedroom Two

10' 5" x 10' 3" (3.18m x 3.13m)

Bathroom

7' 9" x 6' 2" (2.37m x 1.89m)

Council Tax Information

Local Authority: Melton Borough Council Council Tax: TBC
Note: The property is newly constructed and a council tax band has not been determined by the Valuation Office Agency.

Residents Management Company

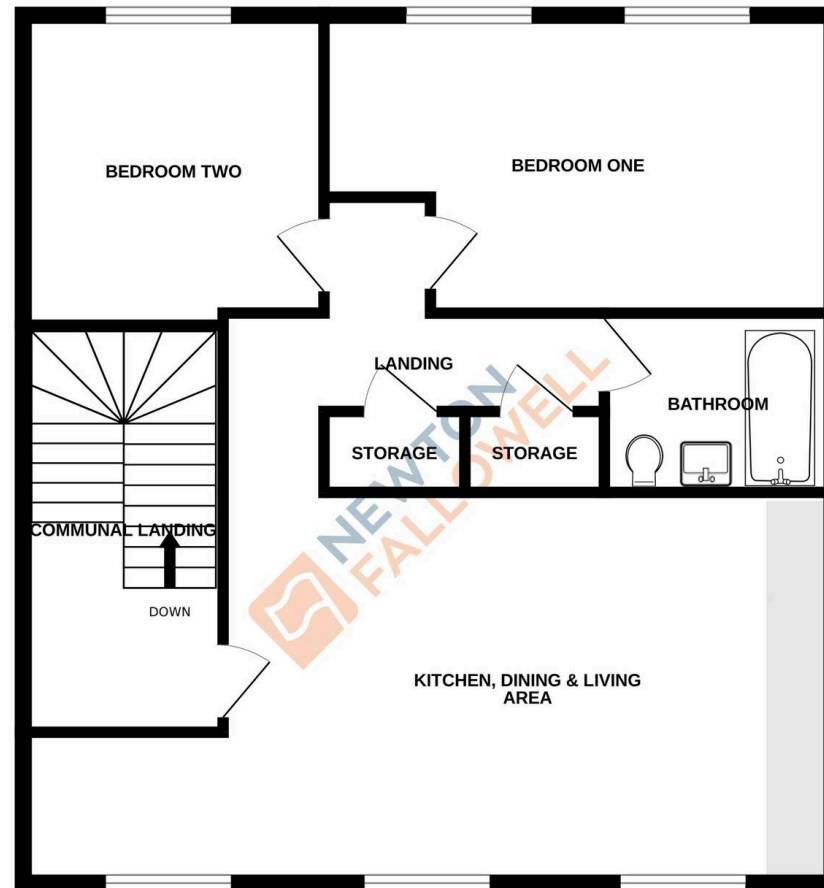
The property is liable to pay an annual charge to a Residents Management Company for the maintenance and upkeep of the common areas within the Charles Dyer Close development. We are advised that the current charge is TBC but expected to be in the region of £125 - £150 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Apartments Management Company

The property is liable to pay an annual charge to a Residents Management Company for the maintenance and upkeep of the common areas within the apartment building, including building insurance, communal lighting and garden maintenance. We are advised that the current charge is TBC but expected to be in the region of £850 - £900 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



FIRST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



PLOT 42 AT 24 ST MARYS PLACE - CHARLES DYER CLOSE, MELTON MOWBRAY, LE13 1AE

TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Melton Mowbray

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