

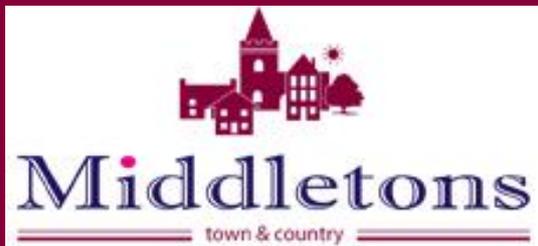


## HALIFAX DRIVE, MELTON MOWBRAY

Guide Price £125,000

Two Bedrooms

Leasehold



**TWO DOUBLE BEDROOMS**

**ALLOCATED PARKING SPACE**

**CENTRAL LOCATION**

**CLOSE TO LOCAL AMENITIES**

**WALKING DISTANCE TO TOWN**

**BATHROOM & SEPARATE EN SUITE  
SHOWER**

**GROUND FLOOR**

**EPC RATING C**

**COUNCIL TAX BAND B**

**01664 566258**

**info@middletons.uk.com**





Modern ground floor apartment located on a quiet cul-de-sac within 5 minutes walk of Aldi and Long Field Academy. Ideal for those looking to downsize, first-time buyers or investors. The apartment has its own allocated parking spot and is approximately 15 minutes walking distance to town and the train station.

The accommodation in brief; Entrance hall giving access to; Lounge, kitchen, two bedrooms, ensuite shower to the master and a family bathroom. The property also benefits from secure intercom system and communal gardens.



**ENTRANCE HALL** 3' 6" x 17' 3" (1.07m x 5.26m) Entering via a fire door into the hallway with a wall mounted telephone intercom, storage cupboard housing the electrical consumer unit, a further storage cupboard with fitted shelving, radiator and doors off to;

**LOUNGE/DINER** 14' 4" x 20' 2" (4.39m x 6.16m) MAX  
Comprising of carpet flooring, TV Aerial point, three UPVC double glazed windows and two radiators

**KITCHEN** 9' 8" x 7' 10" (2.96m x 2.41m) Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for both a washing machine and dishwasher, space for a fridge freezer, integrated fan oven and gas hob with extractor hood over and tiled splash backs. Double glazed window, radiator, cupboard housing the central heating boiler and linoleum floor.

**MASTER BEDROOM** 11' 10" x 10' 2" (3.61m x 3.12m)  
Having a radiator, built-in wardrobe space, UPVC double-glazed window carpet flooring and door off to the ensuite shower room.

**ENSUITE** 3' 2" x 8' 10" (0.98m x 2.7m) Comprising of a pedestal wash hand basin, low flush WC, shower cubicle, radiator and carpet flooring.

**BEDROOM TWO** 9' 3" x 9' 10" (2.84m x 3.00m) Having a radiator, UPVC double-glazed window and carpet flooring.

**MAIN BATHROOM** 8' 6" x 4' 10" (2.61m x 1.48m)  
Comprising of a pedestal wash hand basin, low flush WC, bathtub, panel bath mixer tap, shaver socket, radiator and obscure double glazed window.

**OUTSIDE SPACE** There is allocated off road parking spaces and communal gardens for the residents to enjoy, maintained within the service charge fee.

**LEASE INFORMATION** The property is leasehold. Lease 125 years from 2007. Service Charge of £592.71 per quarter, which includes buildings insurance.

**PERSONAL INTEREST** In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Middletons Estate Agents.

**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>		
(69-80) <b>C</b>	79	79
(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	

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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