



Connells

Wyndham Lodge Kennelmore Road
Melton Mowbray

Wyndham Lodge Kennelmores Road Melton Mowbray LE13 0RU

for sale
£150,000



Property Description

Set within the elegant Grade II listed Wyndham Lodge, this one bedroom flat offers a rare opportunity to own a beautifully presented first-floor apartment full of character and charm. Located on Kennelmores Road, just a short walk from Melton Mowbray town centre, this stylish home blends period features with modern convenience.

The apartment opens into a welcoming entrance hall with hardwood flooring and access to all rooms. The spacious lounge features sash double-glazed windows, coving to the ceiling, and TV connectivity, creating a bright and comfortable living space. A separate matte grey shaker-style kitchen is fitted with premium appliances including an electric hob, and floor-to-ceiling storage units.

The bedroom boasts hardwood flooring and sash windows, offering peaceful retreats with plenty of natural light. Additionally, the bedroom features a newly fitted wardrobe space. The modern shower room includes a walk-in shower cubicle, WC, wash basin with mixer tap, chrome heated towel rail, and tiled flooring. The property benefits from gas central heating, allocated parking, and secure communal access.

With its blend of heritage architecture and contemporary finish, its ideal for professionals, downsizers, or investors seeking a unique and low-maintenance home in a prime location.

Lounge

11' 1" x 16' 4" (3.38m x 4.98m)

Bright and spacious with sash windows, coving, and TV point.

Kitchen

8' 5" x 11' 3" (2.57m x 3.43m)

Matte grey shaker units, integrated appliances and white goods, and sash window.

Bedroom 1

12' 3" x 8' 3" +ingress (3.73m x 2.51m +ingress)

Double room with hardwood flooring, radiator, newly fitted wardrobe space and sash window.

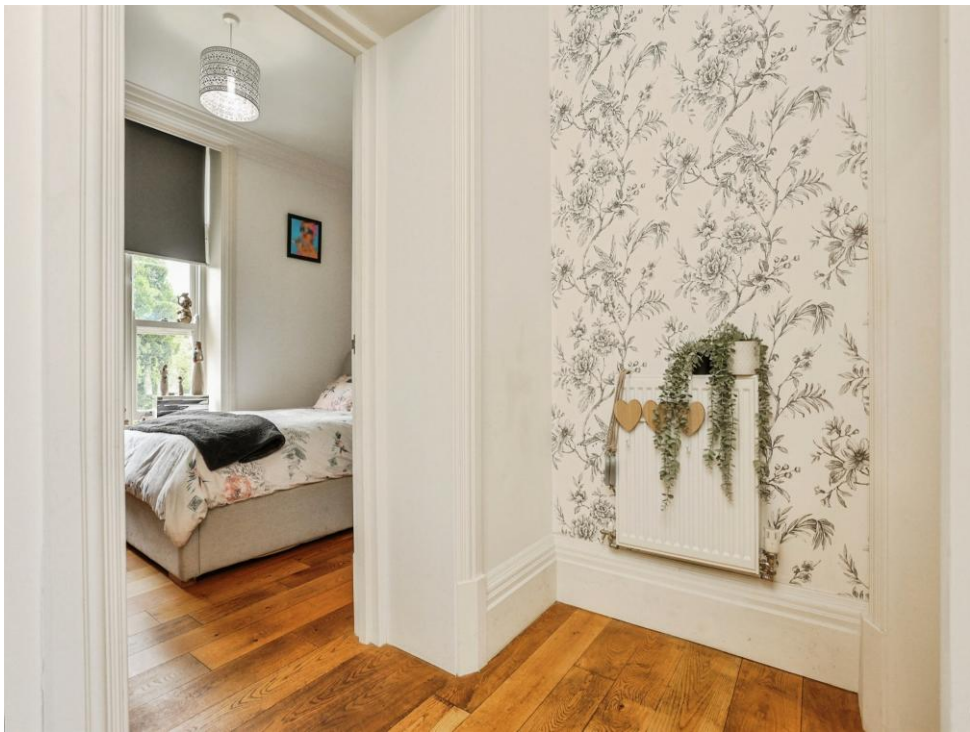
Bathroom

Walk-in shower, WC, basin, chrome towel rail, and tiled flooring.

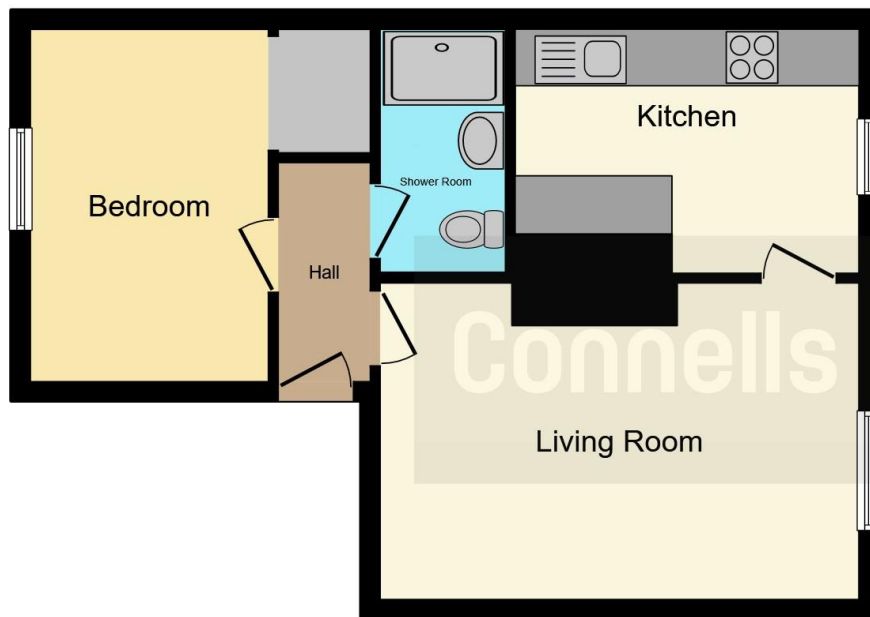
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

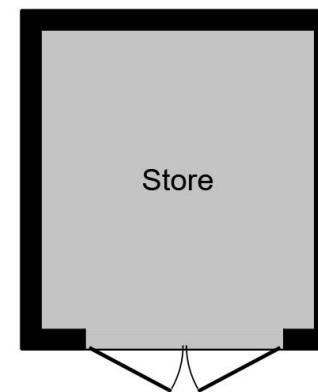








Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax
 Band: B

Service Charge:
 2337.60

Ground Rent:
 238.80

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW308016

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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