



APARTMENT 33 CHAPEL

MELTON MOWBRAY, LE13 1LZ

Per month
£675 Per



A newly converted and renovated one bedroom first floor apartment conveniently situated in the heart of Melton Mowbray.

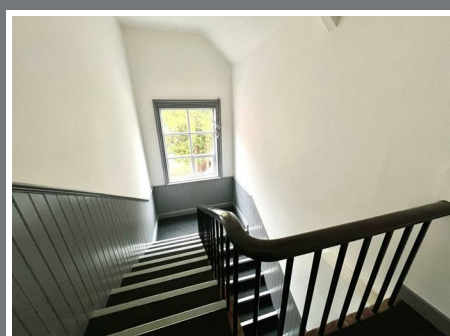
The apartment is located within the previous Kings Road College development and is entered via a hardwood door to a communal hallway with original 19th century staircase to the first floor.

The apartment benefits from fully double glazed windows, modern electric heating, a newly fitted shower room, newly fitted kitchen with all appliances included.

The apartment comprises of entrance hallway, kitchen/living room, one double bedrooms and shower room. The property also has parking to the designated car park for 1 car to the car park.

The apartment is ideally situated in the heart of Melton which benefits from many independant shops, bars, boutiques and cafes. Melton train station is also a 5 minute walk away which has good links to Oakham, Stamford, Peterborough, Cambridge, Leicester and Birmingham.

The apartment would be ideally suited to professional or retired individuals or couples looking for a convenient town centre location.



Flat - Conversion

ACCOMMODATION

SUMMARY

COMMUNAL ENTRANCE HALL : Entered via hardwood door to communal entrance hall with 19th century staircase to first floor apartments.

ENTRANCE HALL : With electric radiator and doors to sitting room and bedroom.

KITCHEN/LIVING ROOM : A modern open plan kitchen living room with ornamental fire insert, electric radiator and a modern fitted kitchen with a range of gloss white eye and base level units, granite effect laminate worktops, Bosch integrated electric hob and oven, stainless steel sink, integrated extractor fan, Bosch freestanding washer drier, Hisense fridge freezer, wood effect vinyl tile floor.

BEDROOM ONE : A double bedroom with electric radiator and door to shower room.

SHOWER ROOM : With low flush WC, shower enclosure with mixer shower, ceramic sink, vinyl tile flooring, heated towel rail, tiled splasbacks.

OUTSIDE : Parking for 1 car to the front car park.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.
Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	