



St. Marys Court, Church Lane, Mellor, BB2 7JE

£62,500

GROUND FLOOR FLAT IN POPULAR VILLAGE LOCATION- OVER 55s- SHARED OWNERSHIP

Nestled in the charming village of Mellor, this delightful ground floor flat at St. Marys Court offers a perfect blend of comfort and convenience. The property features a spacious living room that invites relaxation, and a good sized bedroom. The flat is neutrally finished, allowing for a personal touch to be added with your own decor.

The kitchen and living room provide lovely views of the nearby church, creating a picturesque backdrop that enhances the tranquil atmosphere of the home. With one bedroom and a modern bathroom, this flat is ideal for single storey living in a popular village location.

Mellor is known for its community spirit and scenic surroundings, making it an attractive place to live. This property not only offers a comfortable living space but also the opportunity to enjoy the charm of village life. This flat presents a wonderful opportunity to embrace a serene lifestyle in a sought-after area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- On Street Parking
- Spacious Reception Room
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Ideal Single Storey Living
- Generously Sized Bedrooms
- EPC Rating C
- Picturesque Views
- Close Proximity To Local Amenities

Ground Floor

Entrance

Hardwood frosted door leading to hall.

Hall

9'2 x 3'9 (2.79m x 1.14m)

Access to fuse box, meter cupboard and door to reception room.

Reception Room

21'1 x 12'5 (6.43m x 3.78m)

UPVC double glazed bay window, two central heating radiators, smoke alarm, electric fire with wooden surround, doors leading to bedroom, shower room, kitchen and storage.

Kitchen

8'2 x 6'5 (2.49m x 1.96m)

UPVC double glazed window, range of wood effect wall and base units, laminate work top, stainless steel sink and drainer, plumbing for washing machine, space for fridge, space for freestanding oven, tiled splash back, extractor hood, access to boiler part tiled elevation and lino flooring.

Shower Room

7'1 x 6'5 (2.16m x 1.96m)

Central heating radiator, low flush WC, pedestal wash basin, walk in direct feed shower, part tiled elevation, extractor fan and laminate flooring.

Bedroom

11'4 x 9'8 (3.45m x 2.95m)

UPVC double glazed window and central heating radiator.

External

Communally maintained gardens and flower beds.



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