



11 LEICESTER STREET

MELTON MOWBRAY, LE13 0PP

Per month

£600 Per



A self-contained and spacious one bedroom first floor apartment ideally situated in the heart of the historic town centre of Melton Mowbray.

The apartment benefits from full gas-fired central heating, sash windows, a living kitchen room and a dedicated parking space to the rear.

It would provide ideal accommodation for a professional person or couple looking for a convenient town centre location.

The property is located a 5 minute walk from the train station and Melton has many local amenities to include a park, several boutique shops, cafes and bars.



Apartment - Above Shop

ACCOMMODATION

SUMMARY

ENTRANCE HALL with airing cupboard.

LIVING KITCHEN with stainless steel sink unit as set in roll top laminate work surfaces, a range of wall and base units, gas hob and electric oven integrated fridge, plumbing for automatic washing machine, built-in cupboards and two radiators.

REAR DOUBLE BEDROOM with a radiator.

BATHROOM with white suite comprising panelled bath with fitted shower over, wash basin, w.c., wall mounted gas-fired central heating boiler and a radiator.

OUTSIDE Parking space to communal car park.

LOCATION

To locate the property from the Market Place, take Leicester Street and turn left into Leicester Place. Between No's 2 & 3, there is a passageway leading to the flats.

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



Ground Floor



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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