



**Flat 1, Saddlers Court Rosebery Avenue, Melton
Mowbray, LE13 1BE**

£135,000

 Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

**Flat 1, Saddlers Court
Rosebery Avenue
Melton Mowbray
LE13 1BE**

Discover comfortable and secure living at Saddlers Court, a beautifully presented two-bedroom ground floor apartment exclusively designed for those over 55. Nestled within a tranquil and sought-after development, this inviting home offers a perfect blend of modern convenience, accessibility, and a welcoming community atmosphere, providing peace of mind and an effortless lifestyle.





Description

Welcome to this charming and well-presented ground-floor flat, exclusively designed for the over 55s, offering an ideal balance of independence and community living. Situated within a well-maintained and thoughtfully designed development, this property provides comfort, practicality, and access to a range of communal amenities.

Upon entering the flat, you are greeted by a warm and inviting living room that is spacious enough to accommodate both relaxation and entertaining. Two windows allow natural light to flood the space, creating a bright and airy ambiance. The living room offers a tranquil environment, perfect for enjoying quiet afternoons or hosting family and friends.

Adjacent to the living room, the well-appointed kitchen is both functional and stylish, offering ample storage and countertop space. Whether you enjoy cooking or prefer quick and easy meals, the kitchen has been designed with ease of use in mind. Its practical layout ensures that everything is within reach, while still providing enough space for all your kitchen essentials.

The flat has two generously sized bedrooms, each offering a peaceful retreat at the end of the day. The principal bedroom is well-suited for a double bed and additional furniture and has two fitted cupboards, while the second bedroom could serve as a guest room, or hobby room, depending on your needs. Both bedrooms are bright and offer plenty of storage options.



The shower room is modern and fitted with quality fixtures, providing an easy-access shower for convenience. The design has been tailored with seniors in mind, ensuring comfort and safety.

One of the key features of this property is its location within a building. There are communal facilities which include residents having access to a comfortable and welcoming communal lounge area, which serves as the social hub of the community.

Here, you can engage in regular social activities, meet neighbours, or simply enjoy a quiet moment with a cup of coffee. The lounge is a perfect spot for coffee mornings, organized events, and gatherings, encouraging a sense of community and providing opportunities for making new friends.

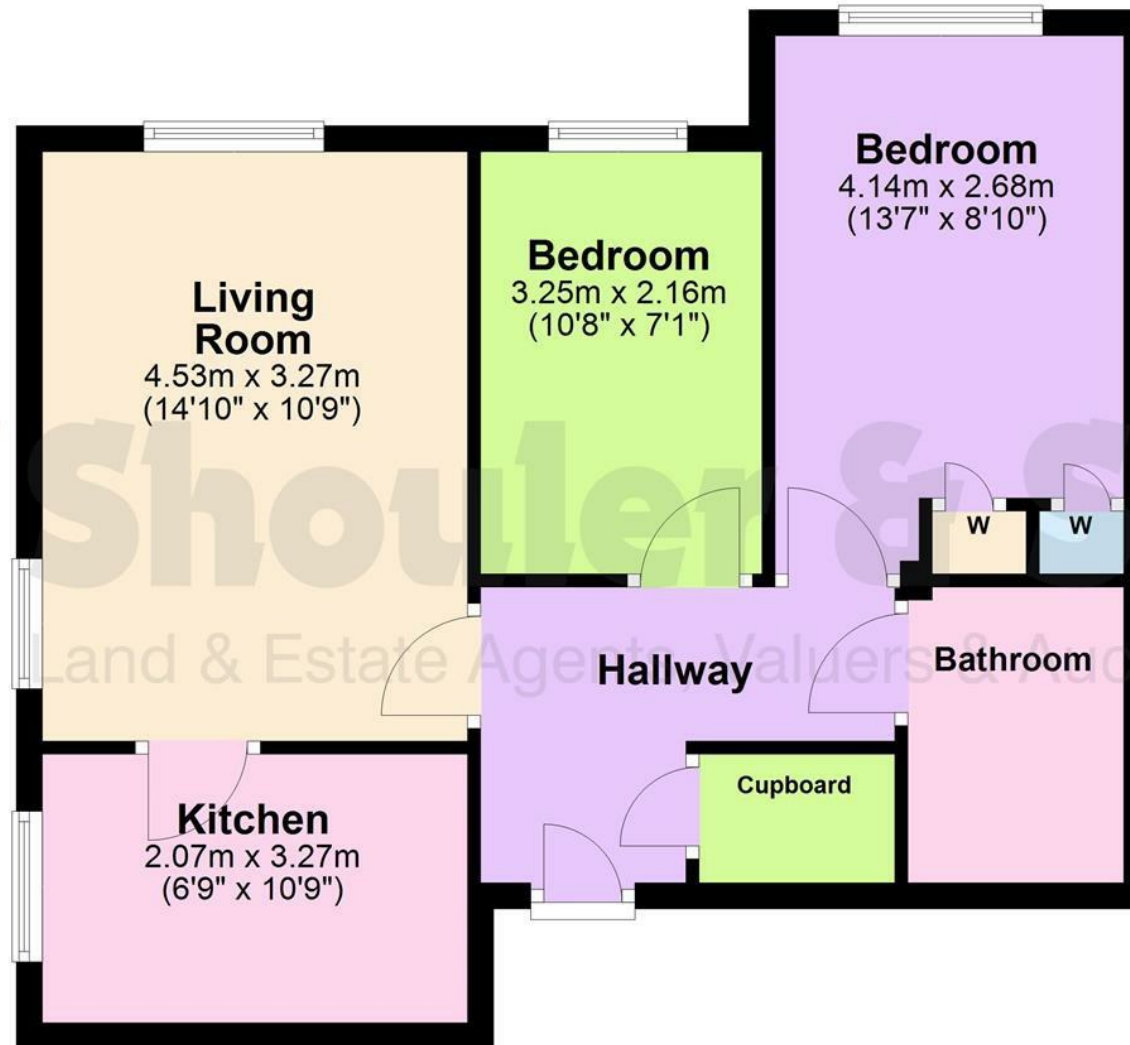
The flat's ground-floor location adds to its appeal, providing easy access for those with mobility concerns and eliminating the need for stairs. The surrounding development is peaceful, well-maintained and offers a serene environment for residents to enjoy.

Whether you are looking for a low-maintenance home with the added benefits of a social, supportive community, or simply want a convenient and comfortable place to call home, this property offers a perfect solution for those in later life. Its thoughtful design, combined with the range of communal amenities, ensures you can enjoy both independence and companionship in equal measure.

This flat is ideal for anyone looking for secure, independent living, while also having access to a vibrant, welcoming community.

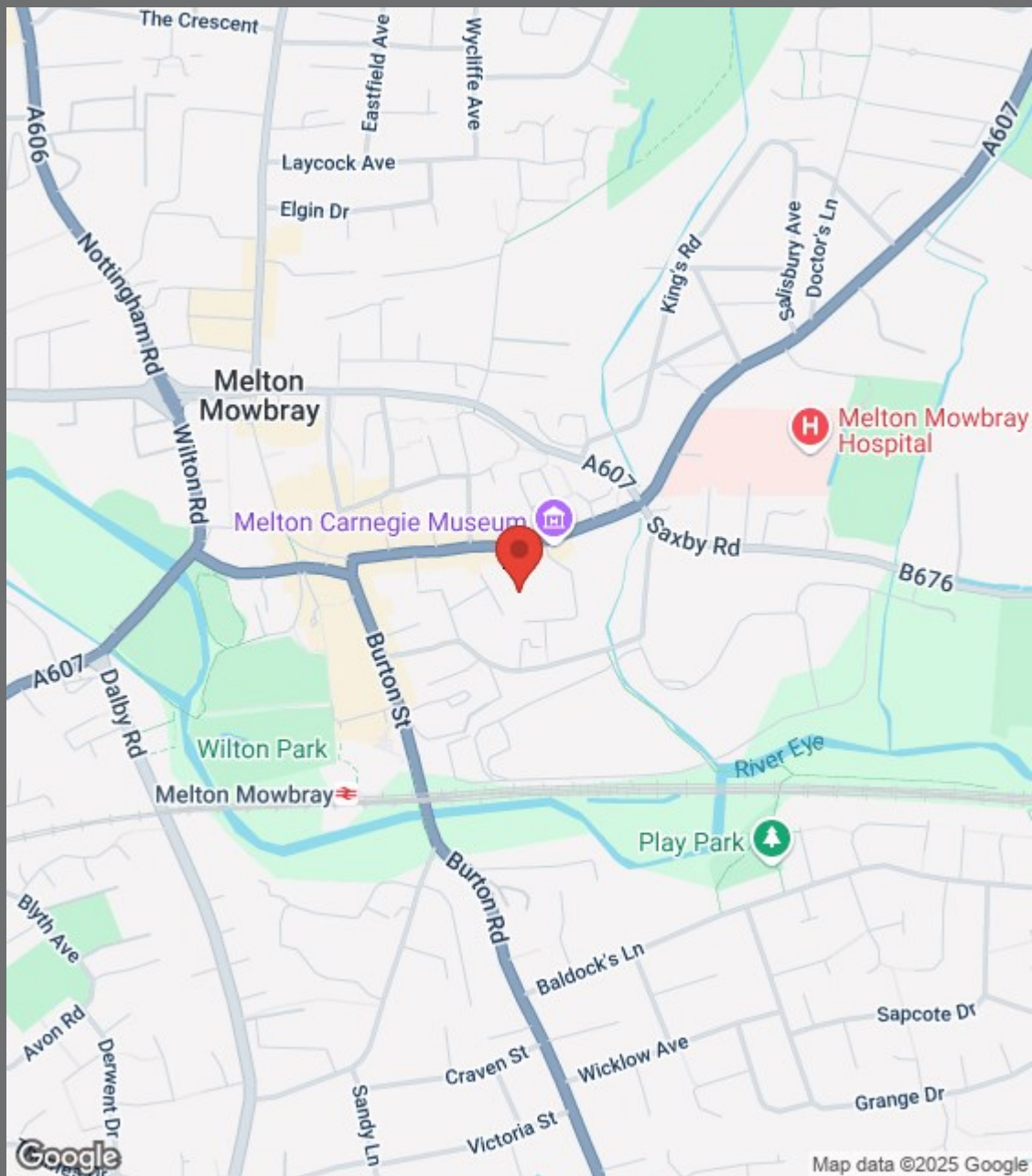


Ground Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.

Plan produced using PlanUp.



- Exclusively designed for those aged 55 and over
- Ground floor apartment for ultimate accessibility
- Two well-proportioned and adaptable bedrooms
- Spacious and bright open-plan living/dining room
- Modern fitted kitchen with integrated appliances
- Contemporary easy-access walk-in shower room
- Impeccably maintained neutral décor throughout
- Convenient allocated off-road parking
- Part of a tranquil and supportive community development
- Offers a desirable low-maintenance and secure lifestyle



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

Tel: 01664 560181

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

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