



## 33A SAXBY ROAD

MELTON MOWBRAY, LE13 1BW

Per month

£725 Per

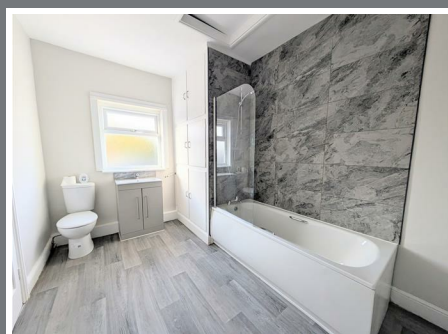


A fantastic opportunity to reside in this newly renovated three bedroom duplex apartment situated close to Melton town centre.

The apartment has been renovated throughout to include new decoration, new carpets and flooring, a newly fitted kitchen and newly fitted bathroom.

In brief the property comprises of kitchen, sitting room, hallway, landing, three bedrooms and a small outside area.

The property is ideally suited to a professional individual or couple looking for a modern and spacious apartment within walking distance to the local shops and train station.



# Apartment - Above Shop

## ACCOMMODATION

### SUMMARY

LOUNGE : (3.3m x 3.9m) with radiator and storage cupboard.

KITCHEN : (3.3m x 3.6m) a newly fitted kitchen with a range of eye and base level units, electric oven and hob, stainless steel sink, pantry, space for washing machine and fridge freezer, vinyl flooring and radiator.

STAIRWELL AND LANDING leading to :

BEDROOM ONE : (3.8m x 3.5m) a double bedroom with radiator.

BEDROOM TWO : (3.3 x 3.9m) a double bedroom with radiator.

BEDROOM THREE : (4.8 x 3.7m) a double bedroom with radiator.

BATHROOM : a newly fitted suite comprising of low flush WC, wash basin, radiator, vinyl flooring, worcester bosch gas combi boiler, panelled bath with screen and mixer shower.

OUTSIDE : small courtyard area.

## 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.

