



Bramley Close, Melton Mowbray
Shared Ownership £140,000



An opportunity not to be missed by first time buyers or those looking to get a step onto the property ladder - this three bedroomed semi-detached home offers a 50% shared ownership opportunity with fantastic dimensions and accommodation split over three floors.

The accommodation comprises in brief: entrance hallway, kitchen, lounge/diner, three bedrooms with principle suite to the second floor benefitting from en-suite shower room and dressing area, family bathroom, tandem length driveway and fully-enclosed rear garden.

SHARED OWNERSHIP/LEASEHOLD DETAILS Housing Association: Platform Housing Group

Annual Service Charge: £390.59

Ground Rent: £3826 per annum

Lease Length: 82 years remaining

Tenure: Leasehold (details above)

All mains' services

Council Tax Band: C

EPC Rating: C



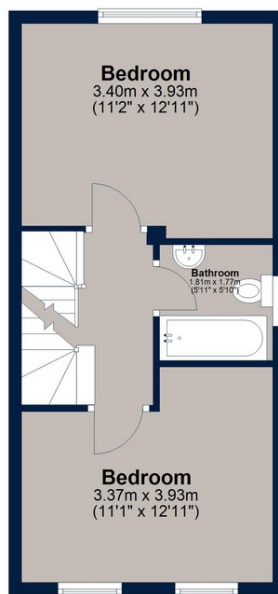


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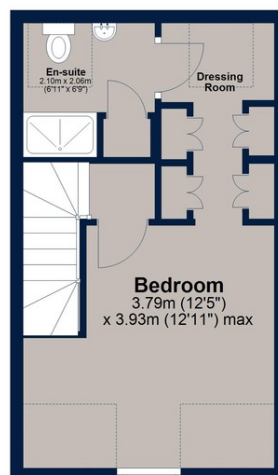
Ground Floor
Approx. 34.3 sq. metres (369.2 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.6 sq. feet)



Second Floor
Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)



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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements