



Guide Price £125,000 | Leasehold

Cranmere Road, Melton Mowbray, Leicestershire, LE13 1TB





Key Features & Description

- Ground floor apartment
 - Private rear entrance
 - Spacious living room with double doors
 - Fitted kitchen
 - Two large double bedrooms
 - Fitted wardrobes to bedrooms
 - Large family bathroom
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- EPC Rating C | Council Tax Band A

Situated in a convenient and well-connected location on Cranmere Road.

This generously proportioned two-bedroom ground floor apartment offers spacious accommodation throughout and would make an ideal first-time purchase, investment opportunity, or downsizing option

The property benefits from a private entrance via the rear of the building, with parking also located to the back.

Upon entering the back door, you are welcomed into the kitchen, while double doors provide direct access into the spacious living area, creating a practical layout for modern living.

Leading from the living space is the hallway which provides access to all principal rooms, along with 2 storage cupboards.

The property features a large family bathroom and two generously sized double bedrooms to the front of the property, both benefiting from fitted wardrobes.

Melton Mowbray town centre is approximately a 10-minute walk away, providing a range of shops, cafés, restaurants, and everyday amenities.

105 years remaining on the Lease.

£300 per Annum for service charge and ground rent





Ground Floor

Approx. 66.4 sq. metres (714.8 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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