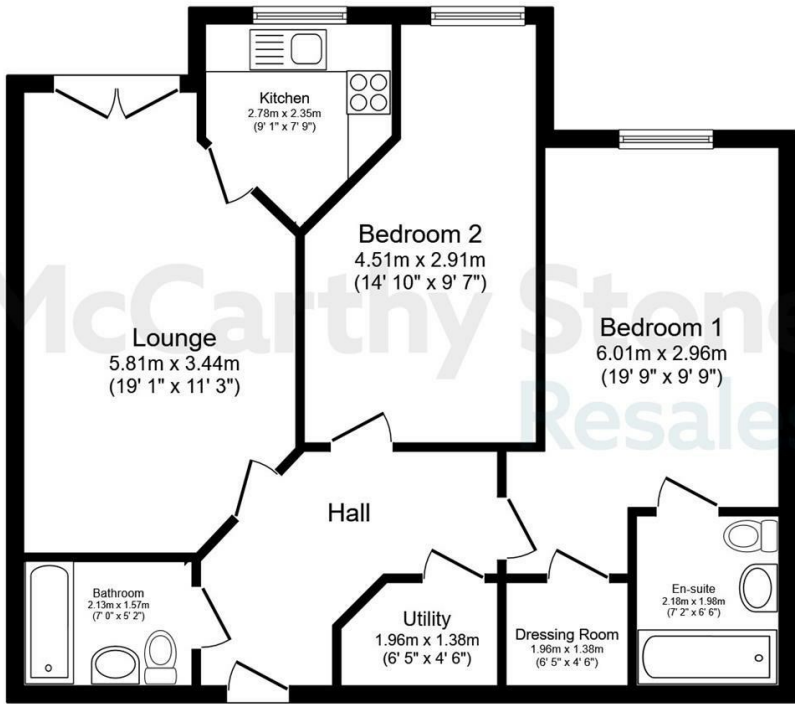


7 Catherine Place

Scaford Road, Melton Mowbray, LE13 1FH



Asking price £280,000 Leasehold

TWO BEDROOM, ground floor retirement apartment with a bright and spacious living room with a PATIO AREA enjoying GARDEN VIEWS. Principle bedroom with a WALK - IN WARDROBE and ENSUITE BATHROOM, further double bedroom and a CONTEMPORARY GUEST SHOWER ROOM.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and a communal lounge where SOCIAL EVENTS take place. No Parking

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Scalford Road, Melton Mowbray, Leicestershire. LE13 1FH

Catherine Place offers safe, secure, luxurious and low maintenance retirement homes, exclusive to the over the 60s. You'll benefit from a friendly House Manager on-site to keep everything running smoothly, as well as access to communal areas like the lovely lounge (with free Wi-Fi) and large gardens for socialising. There is a lift to all floors. There will also be a hotel-style guest suite as a convenient alternative when people come to stay. Pets are welcome too.

This apartment is designed with intelligent ergonomics and modern methods of construction to ensure they are a joy to live in. As well as being well-insulated, warm and energy-efficient, they have the latest safety and security features built in. You'll benefit from a 24-hour emergency call system, intruder alarms, fire detection and door camera entry, so you can see who it is before answering the door - as well as the reassurance of a manager onsite in office hours.

Local Area

Situated on Scalford Road in the historic market town of Melton Mowbray, Catherine Place is a superb Retirement Living development for the over 60's. These private retirement properties share attractive communal facilities and an amazing location. With easy walking access to the town centre, this Retirement Living development offers a multitude of amenities, entertainment and attractions right on the doorstep. As well as being the home of both the pork pie and stilton cheese, various food festivals are held in Melton Mowbray throughout the year to champion local produce, and the twice-weekly market is also very popular with people from across the region. As well as being a foodie's heaven, Melton Mowbray is a hotspot for history buffs. The town's heritage walking trail guides you through a thousand years of history, from a mention of the Melton Mowbray market in the Domesday Book to a Roman Catholic Church built by the Polish community that, after exile during World War II, settled in the town in the 1940s.

If you play or enjoying watching bowls, you'll be interested to know that the English Indoor Bowling Association (EIBA) is based in Melton Mowbray and that the Melton & District Indoor Bowls Club hosts the EIBA National Championship annually.



The development is just 0.3 miles from the twice-weekly market and weekly antiques fair. Just a short stroll from here, you'll also find the Dickinson & Morris Ye Olde Pork Pie Shoppe, which specialises in the iconic Melton Mowbray pork pies.

The train station is under 1 mile away and has direct services to Nottingham, Birmingham, Norwich, Cambridge and many other destinations.

Entrance Hall

Front door with spy hole leads to the large entrance hall from where the 24-hour Appello emergency response and remote door entry system is accessible. A range of power sockets. Door leading to a utility/storage cupboard housing a washer/drier, Smoke detector. Further doors lead to living room bedrooms, guest shower room.

Living Room

Bright and spacious living room with double glazed door leading to a sheltered patio area with garden views. . Fitted carpets and curtains, two ceiling lights, raised height sockets.

Kitchen

Fitted with a range of modern high gloss kitchen units, drawers. Integrated fridge freezer. Built in electric oven. Four ringed ceramic hob with extractor hood. Black composite sink with mixer taps sits beneath an auto opening, double glazed window. Range of power sockets, ceiling and under pelmet lighting.

Principle Bedroom

Double bedroom with full height window enjoying garden views. Walk-in wardrobe fitted with hanging space and shelving units. Ceiling light, raised electric sockets, TV and telephone connectivity.

Ensuite Shower Room

Partially tiled shower room. Comprising; large walk in shower with support rails and screen. Wash hand basin; vanity unit with storage cupboard. Illuminated mirror, shaver point, heated towel rail. Ceiling spotlights, floor tiling.

Bedroom Two

This spacious second bedroom could be used as an ideal space for guests or quiet study room. Full height window with garden views. Fitted carpets, ceiling light.



2 bed | £280,000

Guest Shower Room

Partially tiled shower room. Comprising; large walk in shower with support rails and screen. Wash hand basin; vanity unit with storage cupboard. Illuminated mirror, shaver point, heated towel rail. Ceiling spotlights, floor tiling.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £4,233.94 for financial year ending 28/02/2026.

Ground rent

Ground rent: £495 per annum.
Ground rent review: 1st Jan 2034.
Lease term: 999 years from Jan 2021

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking

Parking Space available to purchase, if required.

