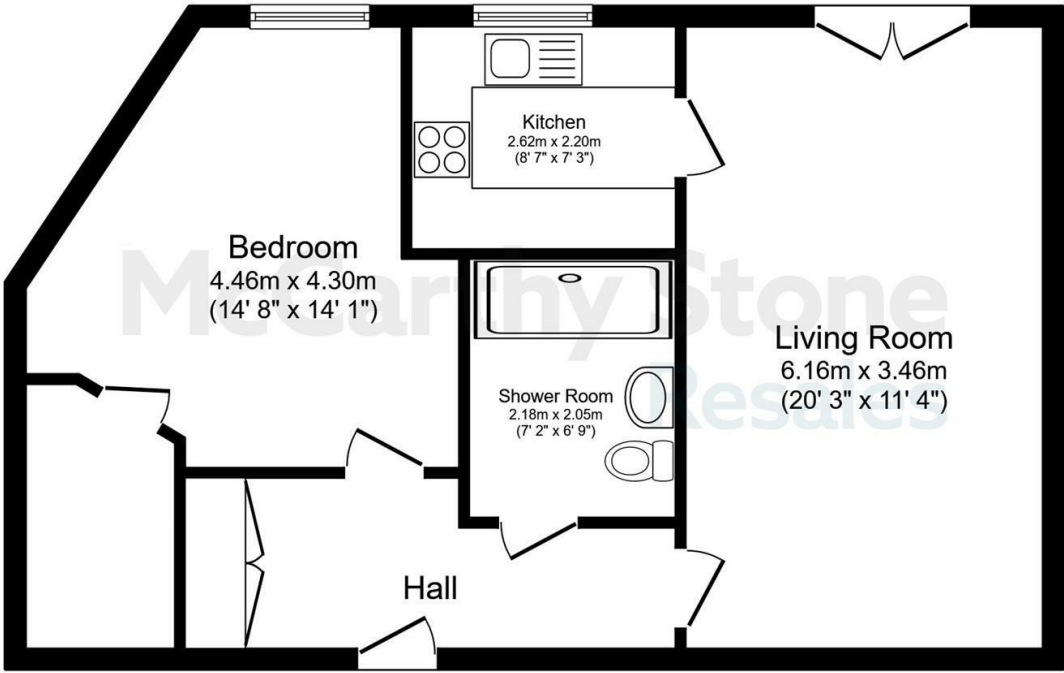


15 Catherine Place

Scaford Road, Melton Mowbray, LE13 1FH



Total floor area 59.9 sq.m. (645 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



Asking price £230,000 Leasehold

Well presented one bedroom apartment situated on the first floor within a popular MCCARTHY STONE retirement development. The apartment boosts from beautiful views towards the communal gardens and a Juliet balcony from the lounge. The development offers EXCELLENT COMMUNAL FACILITIES including a communal lounge where SOCIAL EVENTS take place.

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

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

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# Catherine Place, Scalford Road, Melton Mowbray, Leicestershire. LE13 1FH

**Catherine Place**  
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 and fire detection 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 Doomsday 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, bedroom, shower room.

**Living Room**  
A spacious living room with the benefit of French doors leading to a Juliet balcony providing views towards the well maintained communal gardens. The room offers space for dining. Two ceiling lights and raised height sockets.

**Kitchen**  
Fitted with a range of modern high gloss kitchen units and drawers. Black composite sink with mixer tap sits beneath the garden facing window. Built in Bosch electric oven and four ringed ceramic hob with extractor hood. Integrated fridge freezer. Ceiling and under pelmet lighting and a range of power sockets.

**Bedroom**  
Double bedroom also benefitting from a window providing attractive garden views. TV and telephone points, ceiling light and raised height sockets. Door leading to a walk-in wardrobe providing hanging rails and shelving.

**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

## 1 Bed | £230,000

communal areas

- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,822.62 for financial year ending 28/02/2026.  
Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.  
**Lease Information**  
Ground rent: £495 per annum.  
Ground rent review: 1st Jan 2034.  
Lease: 999 years from 1st 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

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

