





Offered with no upward chain, this generously sized apartment in Mellor Lodge is perfect for singles or couples. It provides independent living alongside communal amenities, including a residents' lounge, kitchenette, laundry room, guest suite, gardens, parking, and an on-site lodge manager.

The apartment is conveniently located near the town center, within walking distance of supermarkets, shops, pubs, restaurants, coffee houses, bars, a train station, and other local amenities.

Accommodation includes a private entrance leading to a hallway with built-in storage. The living and dining room stretches the length of the apartment, featuring a Juliet balcony, electric fire, and ample space for seating and dining. The adjoining kitchen is well-equipped with fitted units, an electric hob and oven, integrated fridge/freezer, and a window above the sink. Two large double bedrooms offer built-in wardrobes, and the shower room features a double shower, tiled walls, and a window for natural light.

Outside, residents enjoy well-maintained communal gardens with seating areas, shared parking, and a mobility scooter store.

The leasehold property began its 125-year term in January 2007, with an annual service charge of £4,395.56.



Hallway

With emergency button pendant, intercom and first response alarm system, doorbell chime, smoke alarm, two storage cupboards, one housing the hot water boiler, with shelving and lighting. The second store houses the electrical consumer unit, electric meter and shelving. Internal doors from the hallway lead to:

Lounge/Diner

Having a double glazed door leading to a Juliet balcony with adjoining double glazed window, the focal point of the room being the electric fireplace with a timber Adam style surround, electric storage heater, telephone point, TV aerial point, internal door leading to:

Kitchen

With a double glazed window to the front elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers with roll top preparation work surfaces and complementary tiling surrounding. Integrated appliances include a stainless steel sink and drainer, flooring electric hob with built-in extractor hood, oven/grill, fridge, freezer and electric fan heater.

Bedroom One

With a double glazed window to the front elevation, built-in double wardrobe with sliding doors and electric storage heater.

Bedroom Two

With a double glazed window to the front elevation, built-in double wardrobe with sliding doors and electric storage heater.

Shower Room



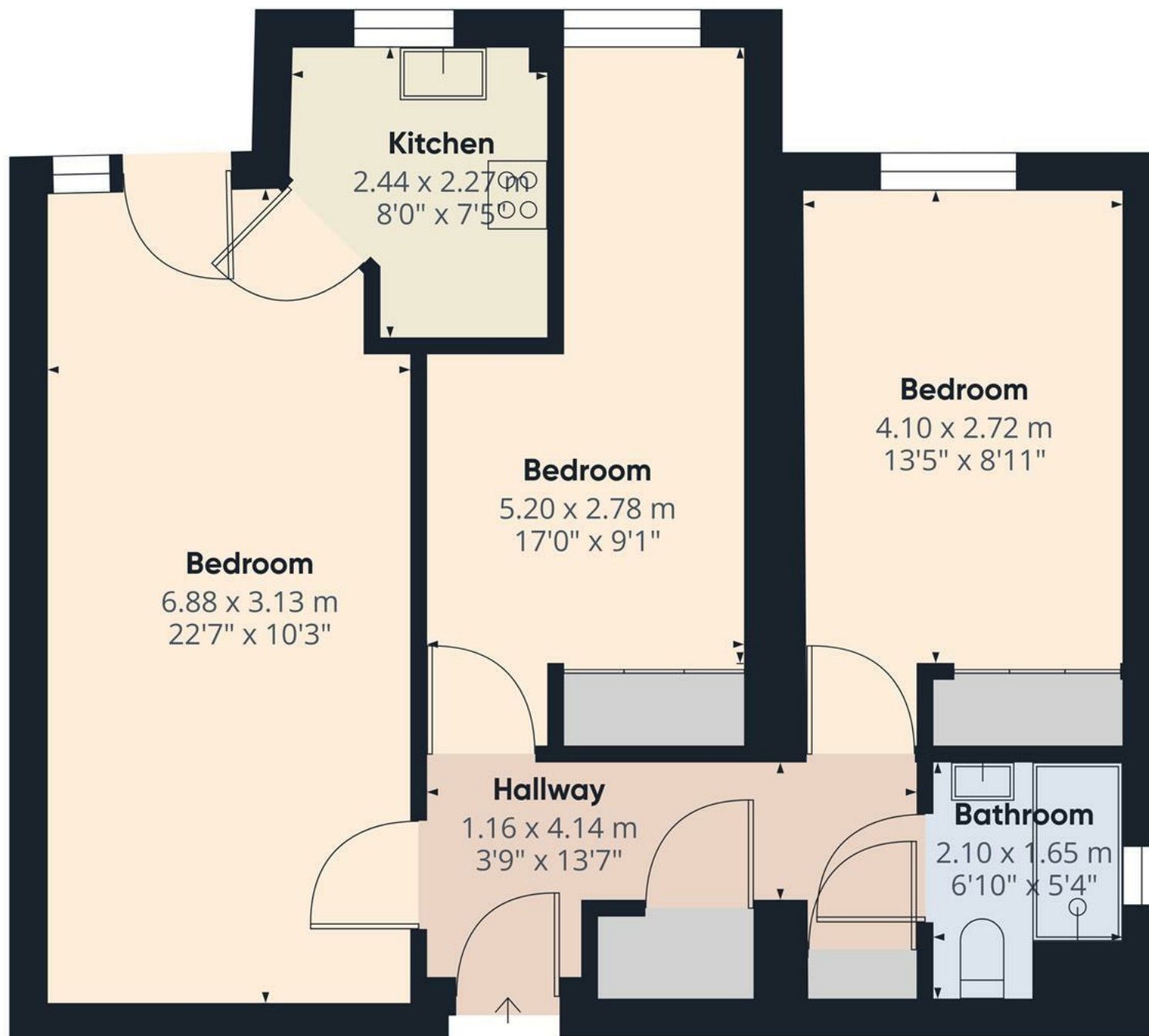
With a double glazed frosted window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, vanity wash hand basin, double walk-in shower cubicle with glass screen, shower over and disability shower seat with handrails, complementary tiling to wall coverings, towel rail, extractor fan and electric fan heater.











Approximate total area⁽¹⁾

62.42 m²

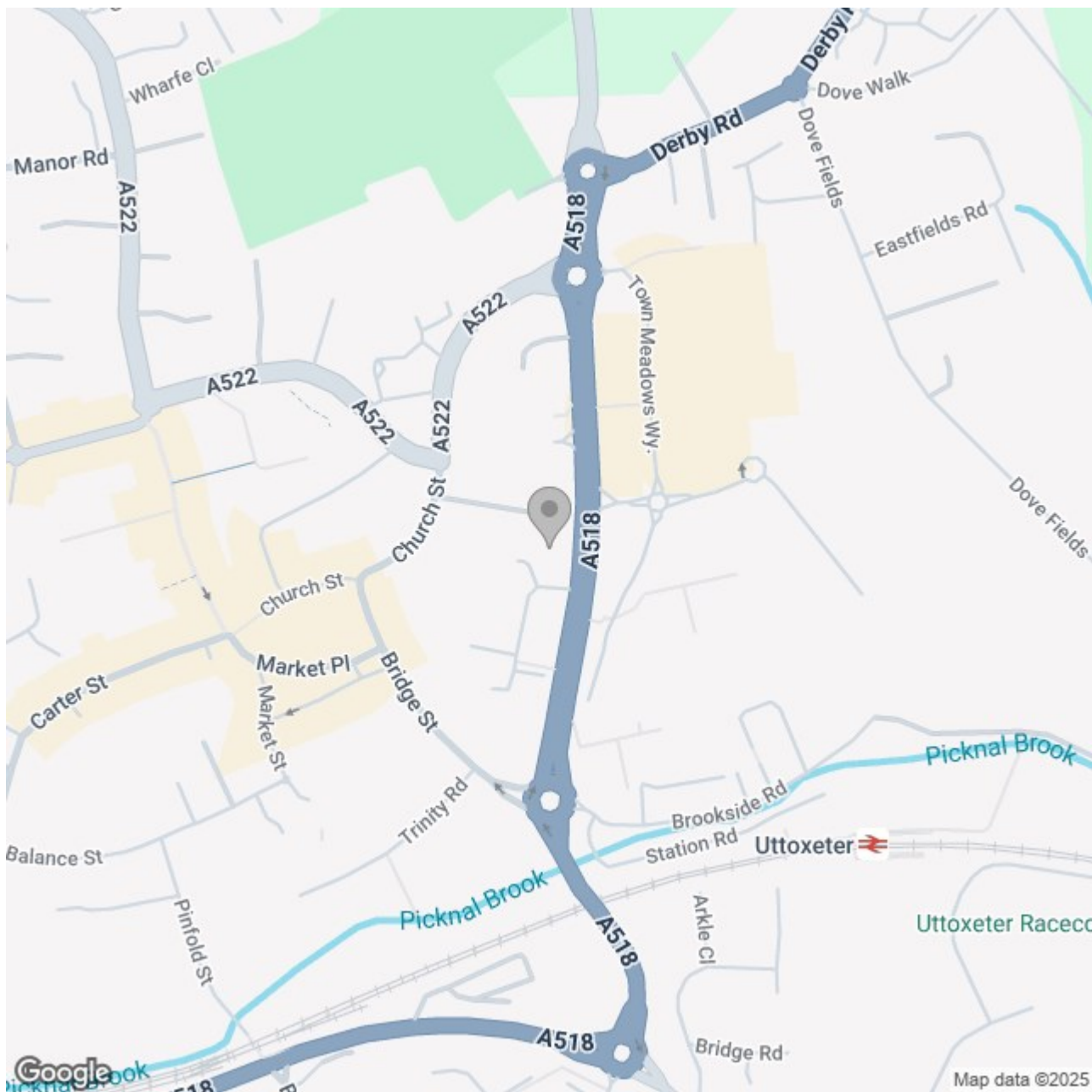
671.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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 