



### 3 bed apartment to buy in LE13

High Street, Melton Mowbray,  
Leicestershire, LE13 OTT

**£135,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ TOWN CENTRE LOCATION
- ✓ LARGE LIVING / DINING AREA
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Situated in the heart of the vibrant market town of Melton Mowbray, 7A High Street presents an attractive opportunity for investors seeking a straightforward refurbishment or flip in a prime central location. With a wide range of shops, cafés, and amenities on the doorstep, the property benefits from strong resale potential driven by its highly desirable position.

In full the property comprises of a Kitchen/Utility, Lounge/Diner, Two Double Bedrooms, Office/Single Bedroom, Bathroom.

The accommodation is well arranged with good natural light and well-proportioned rooms, providing a solid foundation for further enhancement. While already functional, the layout and space offer clear scope to add value through cosmetic upgrades or reconfiguration, subject to the necessary consents.

Recent improvements include full redecoration in January 2026, a kitchen refresh with updated cupboards, loft insulation, and the installation of a new central heating system with an electric boiler. These works reduce the need for major upfront expenditure, allowing investors to focus on targeted upgrades to maximise resale value.

The property's High Street location ensures ongoing demand from both owner-occupiers and tenants, supporting a strong exit strategy once improvements are complete.

This is an ideal opportunity for investors looking to acquire a well-located asset with immediate potential to enhance value and achieve a profitable resale.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £100.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

**Ground Floor**  
Approx. 48.7 sq. metres (524.5 sq. feet)



**First Floor**  
Approx. 47.8 sq. metres (514.7 sq. feet)



Total area: approx. 96.5 sq. metres (1039.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		45
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

High Street, Melton Mowbray, Leicestershire, LE13 0TT

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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