



22 ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HR

£500 Per month
Unfurnished

A newly decorated self-contained ground floor flat situated close to the town centre. The property benefits from gas fired central heating and uPVC double glazing, and has the use of one off-road parking space located to the rear of number 28. The accommodation briefly comprises a dining kitchen, a large bedroom and bathroom with shower. The flat would provide ideal accommodation for a professional single person.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat



To locate the property, take the A6006 Asfordby Road out of Melton Mowbray. The property is situated approximately 100 yards along on the right-hand side and the flat is accessed via the main front door.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with cupboard under stairs and a radiator.

DOUBLE BEDROOM

16' x 14'9"

with bay window to front, feature fireplace (not to be used) and two radiators.

DINING KITCHEN

12'12" x 10'11"

with stainless steel sink unit as set in roll top laminate work surfaces, tiled splashbacks, a range of wall and base units, space for a cooker, plumbing for a washing machine, gas central heating boiler, built-in cupboard and a radiator.

BATHROOM

with white suite comprising panelled bath, fitted shower over, pedestal wash basin and w.c, tiled splashbacks and a radiator.

OUTSIDE

One parking space to the rear of No. 28 Asfordby Road.

LOCATION

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IMPORTANT TENANCY INFORMATION

Please note this property is to let UNFURNISHED which means carpets and curtains only.

Council Tax : Melton Borough Council : Band A

Deposit : £576

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC: E rating.

STRICTLY NO PETS PERMITTED

VIEWINGS

Strictly by appointment with Shouler and Son.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to £50,000).

Initial monthly rent .

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television license and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

TERMS

RENT:	£500 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£576
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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EPC: This property has an Energy Performance Rating. A copy is available upon request.

