



25A LEICESTER STREET
MELTON MOWBRAY, LE13 0PP

£650 Per month
Unfurnished

A well-presented first floor two bedroom split-level apartment offering spacious and versatile accommodation situated in the heart of Melton Mowbray town. Benefitting from gas-fired central heating, uPVC double glazing and a good sized private sun terrace garden area.

The accommodation includes a kitchen with integrated appliances, two reception rooms, two bedrooms and two bathrooms.

Conveniently located in the centre of the historic market town, the property is ideally situated close to many local shops, pubs, supermarket and local GP surgery. The town park and train station are located very close by.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Flat - Conversion



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

KITCHEN (9'6" x 9'1") Traditional hardwood kitchen with entrance door from roof top garden, a range of pine base and wall units, pine edged laminate work surfaces, textured 1½ bowl sink unit, gas hob, electric double oven, integrated dishwasher, fridge, freezer and a radiator.

INTERNAL HALL with built-in cloak cupboard and a radiator.

DOUBLE BEDROOM (10'3" x 10'2") with built-in wardrobes with sliding doors and a radiator.

LOUNGE (13'7" x 12'1") with a radiator and archway leading to:-

DINING ROOM (12'1" x 7'1") with a radiator.

SHOWER ROOM with white suite comprising corner shower cubicle with mains shower over, wash basin, w.c., radiator and a large cupboard comprising Beko washing machine, Indesit tumble dryer.

STAIRCASE AND LANDING with door to useful attic storage space and further door leading to:-

ATTIC DOUBLE BEDROOM (16'9" x 12'6" max) with freestanding wardrobes, single pine bed and a radiator.

BATHROOM with white suite comprising w.c., wash basin, bath with shower attachment, extractor fan and a radiator.

OUTSIDE Roof top patio garden. Ground floor boiler room with storage space, power, and lighting. PLEASE NOTE THIS PROPERTY DOES NOT COME WITH ANY OFF STREET PARKING.

LOCATION

To locate the property, take Leicester Street out of the Market Place and the property can be found about 100 yards along on the left-hand side

TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtains only. One single bed included.

Council Tax : Melton Borough Council : Band A.

Deposit : £750

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

STRICTLY NO PETS PERMITTED.

Internet : ADSL And Fibre available.

Viewings : Strictly by appointment with Shouler & Son.

Availability : Subject to references and property condition once keys surrendered.

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 licence 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.

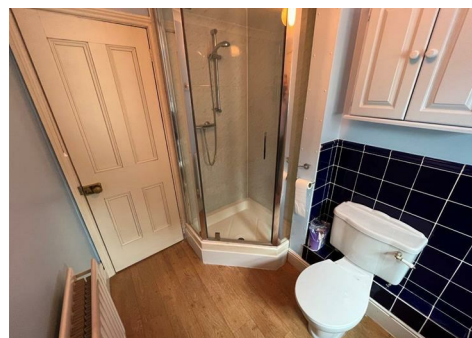
Property Redress

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.



TERMS

RENT:	£650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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