



FLAT 5 PARK LANE
MELTON MOWBRAY, LE13 0PT

£400 Per month
Part furnished

A well presented and self contained first floor studio apartment situated within a Grade II listed building in a convenient location in the heart of Melton Mowbray. The property benefits from a modern fitted kitchen and neutral décor throughout. It also has a wet central heating system timber sash glazing and would be ideal for a single professional person.

In brief the property comprises of kitchen, bedsitting room and shower room and would ideally suit a professional individual looking for a convenient town centre location.

PLEASE NOTE THE PROPERTY IS ACCESSED VIA PARK LANE.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment



To locate the property, take Park Lane off the Market Place. The property can be found approximately halfway down on the left hand side, through a gate and up an external staircase.

Viewing Highly Recommended

ACCOMMODATION

EXTERNAL STAIRCASE AND COMMUNAL HALLWAY

Entered via gate on Park Lane.

BEDSITTING ROOM

13'02 x 9'08

with a radiator and sash window.

KITCHEN

A modern fitted kitchen with a range of eye and base level units, wood effect work surfaces, stainless steel sink, integrated electric oven and hob, space for washing machine and fridge freezer, extractor fan, tiled splashbacks and vinyl flooring.

SHOWER ROOM

with white suite comprising shower cubicle, wash basin and w.c., tiled splashbacks and a radiator.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council - Band A.

Deposit : £461

Services : Main Electric, Water and Drainage.

Term : A 12 month fixed term tenancy is offered.

EPC : Grade II Listed. Band E.

STRICTLY NO PETS PERMITTED.

SINGLE OCCUPANTS ONLY.

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 Â£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).

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TERMS

RENT:	£400 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£461
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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	