



10 KIRBY HALL MAIN ROAD
KIRBY BELLARS, MELTON MOWBRAY, LE14 2DX

£475 Per month
Unfurnished

A self-contained ground floor apartment situated in this historic former hunting lodge in the village of Kirby Bellars. The accommodation briefly comprises of a lounge, fitted breakfast kitchen, double bedroom and bathroom. The property benefits from gas central heating, double glazing throughout and the tenant has use of the residents' car park and use of the communal gardens.

Kirby Bellars is a small village situated approximately three miles south-west of Melton Mowbray and within easy commuting distance of Leicester, Loughborough and the A46. The Flying Childers public house is also situated within walking distance.

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



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE : with laminate flooring and a radiator.

BREAKFAST KITCHEN : fitted kitchen with stainless steel sink unit as set in marble effect roll top laminate work surfaces, range of wall and base units, plumbing for a washing machine, wall mounted gas-fired central heating boiler, freestanding electric oven, plumbing for a washing machine and a radiator.

DOUBLE BEDROOM with a radiator.

BATHROOM with a white suite comprising panelled bath, pedestal wash basin, low flush w.c. and a radiator.

OUTSIDE Residents' car park and use of communal gardens.

IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** to include carpets and some curtains only.

INTERNET : ADSL Broadband internet available.

Council Tax : Melton Borough Council : Band A.

Deposit : £548

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

Services : Mains electricity, water, gas and drainage.

EPC : D

STRICTLY NO PETS PERMITTED.

LOCATION

To locate the property, take the A607 Leicester Road out of Melton Mowbray. On entering Kirby Bellars, Kirby Hall is situated on your left hand side. The flat is accessed off the side drive (not the car park).

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/>

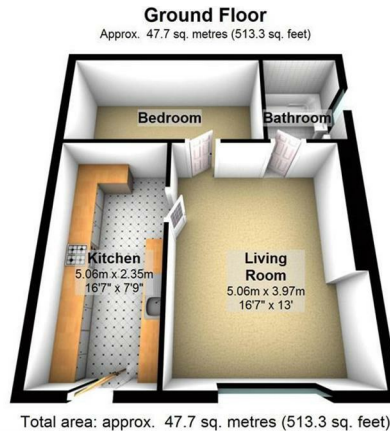
Client Money Protection

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



TERMS

- RENT:** £475 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £548
- 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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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		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	