



12A MARKET PLACE

MELTON MOWBRAY, LE13 1XD

£500 Per month

Unfurnished

A well presented and spacious one bedroom first floor apartment conveniently located in the heart of the historic town of Melton Mowbray.

The property benefits from original timber sash windows and gas-fired central heating. The accommodation briefly comprises of an entrance hall, lounge, fitted kitchen, one double bedroom and a bathroom. This property would provide ideal accommodation for a professional person or couple looking for a convenient location.

The property is located close to all local amenities and is within walking distance to the train station which has links to Oakham, Peterborough, Stamford, Cambridge, Leicester and Birmingham.

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 - Above Shop



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with store cupboard and a radiator.

LOUNGE with gas fire with back boiler for heating, built-in cupboard and a radiator.

KITCHEN with stainless steel sink unit, base units and eye height cupboards, laminate worktop, tiled splashbacks, plumbing for a washing machine and a radiator.

FRONT DOUBLE BEDROOM with built-in cupboard and a radiator.

BATHROOM with white suite comprising panelled bath, wash basin, w.c., airing cupboard, tiled splashbacks and a radiator.

LOCATION

12a is located on the south side of the Market Place close to the pedestrian crossing. The flat is above a hair salon and is accessed via the door to the right hand side.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains only.

INTERNET : ADSL available.

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, water, drainage and gas.

EPC : EPC exempt as grade II listed building. Band E. New EPC on order.

STRICTLY NO PETS PERMITTED.

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:	£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
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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

