



**21A WELBY ROAD**

ASFORDBY HILL, MELTON MOWBRAY, LE14 3RB

**£500 Per month**

Unfurnished

A spacious self-contained first and second floor maisonette situated in this popular village just two miles west of Melton Mowbray.

The property benefits from modern electric heating, recent flooring, and uPVC double glazing throughout and situated over 2 floors.

The accommodation briefly comprises a dining kitchen, bedroom/living room, bathroom and an attic room.

The property would provide ideal accommodation for a professional person or couple looking for a quiet village with good links to both Loughborough and Leicester.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# 1 bedroom Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with door to front.

STAIRCASE AND FIRST FLOOR LANDING with modern electric storage heater, leading to :-

LIVING ROOM KITCHEN (11.08 x 11.00 ft) with a range of wall and base units, stainless steel sink top as set in work surfaces, modern electric heater, space for electric oven and space for washing machine, and a Bosch washing machine, vinyl flooring.

BEDROOM/LIVING ROOM (7.11 x 13.03 ft) with cupboard housing meters, and an electric heater.

BATHROOM with suite comprising w.c., wash basin and bath, large airing cupboard housing hot water cylinder, and an electric heater.

STAIRS AND FIRST FLOOR LANDING leading to :-

ATTIC ROOM a spacious room with window to rear.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some 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, water and drainage.

EPC : E.

STRICTLY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son .

INTERNET : ADSL And Fiber available.

### LOCATION

To locate the property, take Asfordby Road out of Melton Mowbray town centre. Upon reaching Asfordby Hill, turn right at the roundabout and take the next left onto Welby Road. Number 21a will be found along this road on your right hand side.

### 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).



## TERMS

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



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

