



## APARTMENT 3, BROOME

MELTON MOWBRAY, LE13 0GL

£725 Per month  
Part furnished

A well presented TWO bedroom first floor apartment located on a popular residential estate in Melton Mowbray. The property benefits from gas fired heating, uPVC double glazing, modern fixtures and fittings and would ideally suit a professional individual or couple looking for a modern apartment situated within walking distance of the town centre.

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

# 2 bedroom Apartment





# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with two radiators and a built-in cupboard.

### LIVING ROOM

14'7" x 14'6" max

with Juliette balcony and a radiator.

### KITCHEN AREA

with a range of modern wall and base units, stainless steel sink unit set in a slate effect laminate work surface, gas hob and electric oven with cooker hood over, freezer (no responsibility for maintenance by the landlord), washing machine (no responsibility for maintenance by the landlord), Worcester gas-fired central heating boiler, mosaic tiled splashback and laminate flooring.

### FRONT DOUBLE BEDROOM

11'3" x 11'3" max

Juliette balcony, fitted wardrobe and a radiator.

### REAR SINGLE BEDROOM

12'2" x 6'10"

with a radiator.

### BATHROOM

with white suite comprising bath with shower over, wash basin, w.c. and tiled splashback.

### OUTSIDE

One allocated parking space. Use of the communal gardens.

### IMPORTANT TENANCY INFORMATION

Please note that this property is to let UNFURNISHED which generally means carpets/floor coverings, curtains/blinds only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band B.

Deposit : £836

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

Services : Mains electricity, water, gas and drainage.

EPC : B rating.

STRICTLY NO PETS PERMITTED DUE TO NATURE OF BUILDING.

### LOCATION

To locate the property, take Leicester Road out on Melton town centre. At the roundabout, turn left into Valiant Way and then right onto Victor Avenue. Halifax Drive is situated at the end of the road.

### 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

<b>RENT:</b>	£725 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£836
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band B. Ref 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>
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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) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	