



4 NORTHFIELD CLOSE

MELTON MOWBRAY, LE13 1JU

£750 Per month
Unfurnished

A well presented and spacious two bedroom first floor apartment which underwent a full scheme of refurbishment in 2022. The apartment is situated close to the town centre on Scalford Road and benefits from a modern kitchen and bathroom and a gas fired combi boiler with uPVC double glazing. The property would ideally suit a professional individual or couple looking for a large apartment close to the town centre.

In brief the property comprises of entrance hall, a large lounge, kitchen/diner, bathroom and two double bedrooms.

The property would ideally suit a professional or retired individual or couple looking for a nicely presented apartment within walking distance of the town centre.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment - Purpose Built



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
with radiator.

LOUNGE (11.11 x 14.10 ft)
A spacious room with radiator.

KITCHEN/DINER (9.10 x 11.11 ft)
A modern kitchen comprising of a range of dove grey eye and base level units, laminate work surfaces, space for electric oven, space for washing machine and fridge freezer, Worcester Bosch combi boiler, stainless steel sink, radiator, space for a table, tiled splashbacks and wood effect vinyl flooring.

BATHROOM
A modern three piece suite comprising of panelled bath with screen, electric shower, sink, low flush WC, radiator, cupboard, splashbacks and wood effect vinyl flooring.

BEDROOM ONE (14.00 x 11.05 ft)
A double bedroom with radiator and wardrobe.

BEDROOM TWO (9.10 x 11.05 ft)
A double bedroom with radiator and wardrobe.

OUTSIDE
There is parking available within a communal car park on a first come first serve basis and further on road parking available.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some blinds only.

Council Tax : Melton Borough Council : Band A.

Deposit : £865

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

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

INTERNET : ADSL AND Fibre Optic.

STRICTLY PETS PERMITTED.

LOCATION
To locate the property leave Melton via Scaford Road. Take the third turning on your right into Northfield Close and the property can be found facing the road on your right hand side opposite the cattle market 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 £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:	£750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£865
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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