



23C BURTON STREET
MELTON MOWBRAY, LE13 1AE

£650 Per month
Unfurnished

A well-presented and spacious two bedroom maisonette situated in the heart of Melton Mowbray in this impressive Victorian building. The apartment was redecorated with new flooring throughout in 2024 and retains many original features such as sash windows and ornamental fire inserts.

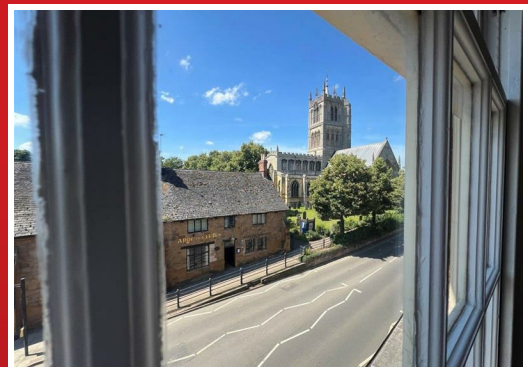
The accommodation briefly comprises an entrance hall, lounge, breakfast kitchen, boiler room, two double bedrooms and a bathroom. The property benefits from an entry phone system and full gas-fired central heating.

The apartment would ideally suit a professional individual or couple looking for a town centre property located close to amenities and the train station.

Notably there is no outside space for parking facilities with the property.

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 - Above Shop



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL

REAR DOUBLE BEDROOM (9'5" x 9'4") with feature cast iron fireplace and a radiator.

BATHROOM with white suite comprising wash basin, w.c. and panelled bath, radiator and feature cast iron ornamental fireplace.

BOILER ROOM with wall mounted gas-fired central heating boiler and airing cupboard housing electric immersion heater.

STAIRCASE AND LANDING leading to:-

LOUNGE (12'2" x 11'3") with feature ornamental cast iron fireplace and a radiator.

BREAKFAST KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, space for a cooker, plumbing for washing machine, feature cast iron fireplace and a radiator.

FRONT DOUBLE BEDROOM (12'3" x 9'2") with a radiator.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : A.

Deposit : £750

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

The property is located on Burton Street, opposite the Anne of Cleaves pub. To access the flat, walk through the archway into Beeby's Yard and the entrance door is situated 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 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).

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:	£650 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£750
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	<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: https://www.gov.uk/find-energy-certificate</p>
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