



22 ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HR

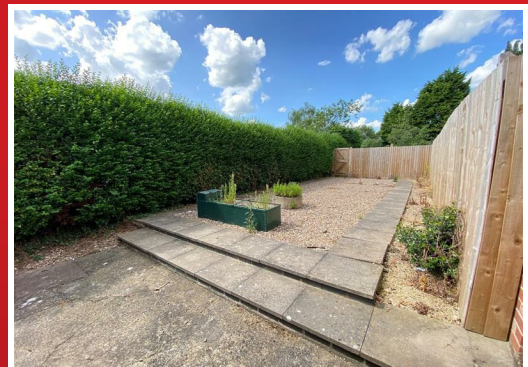
£550 Per month
Unfurnished

A well presented self-contained ground floor apartment once forming part of a Victorian Villa. The property is conveniently situated within walking distance of the town centre and benefits from gas-fired central heating and an enclosed garden to the rear.

The accommodation briefly comprises of a kitchen, living room, double bedroom, and a bathroom. Outside there is an allocated off-road parking space situated at the rear of 28 Asfordby Road. The property would provide ideal accommodation for a professional single person.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE PORCH

KITCHEN a fully fitted kitchen comprising of a range of wall and base units, stainless steel sink and drainer unit as set in black slate effect roll top laminate work surfaces, space for a cooker, space for a fridge, plumbing for automatic washing machine, radiator, and tiled flooring.

LIVING ROOM (12'11" x 10') with a radiator.

INTERNAL HALL with a radiator.

BATHROOM with white suite comprising panelled bath with fitted shower attachment, pedestal wash basin, and w.c., radiator, cupboard housing gas-fired combi boiler, tiled splashbacks, and vinyl flooring.

DOUBLE BEDROOM (10'11" x 7') with built-in wardrobe and a radiator.

OUTSIDE Single dedicated parking space at the rear of 28 Asfordby Road and a small enclosed gravelled rear garden area.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band A.

Deposit : £634

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

Internet : ADSL and Fibre.

Services : Mains electricity, gas, water and drainage.

EPC : D.

STRICTLY NO PETS PERMITTED.

LOCATION

To locate the property, take Asfordby Road out of the town centre. The property is located approximately 100 yards along on your right-hand side. The entrance door is at the rear of the building.

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

RENT:	£550 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£634
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	