



**13 WILTON PLACE**  
MELTON MOWBRAY, LE13 0UN

**£595 Per month**  
Unfurnished

A well-presented and spacious one double bedroom self contained second floor apartment situated in a gated block of apartments in the centre of the town off of Wilton Place.

Having an entry phone system, this apartment also benefits from a wet electric central heating system, double glazing and a modern kitchen living area with built-in oven overlooking the town centre.

Offering spacious accommodation, this flat would suit a professional couple or person looking for town centre living. The property comprises of entrance stairwell, shower room, living kitchen and a double bedroom.

Melton train station has direct links to Leicester, Birmingham, Cambridge, Peterborough, Stamford and Stanstead airport.



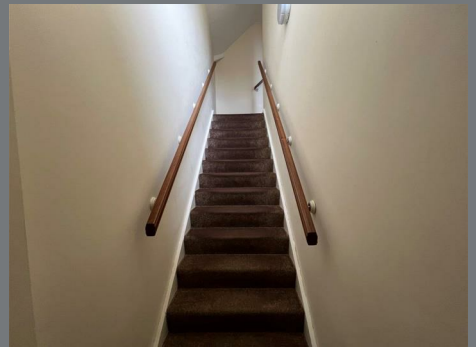
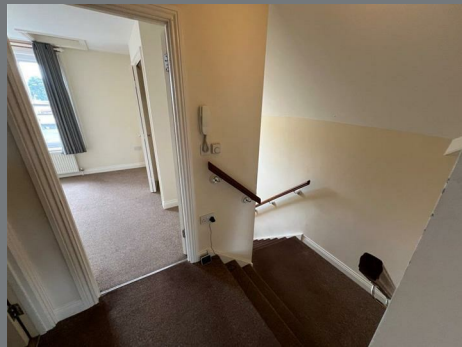
Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
**www.shoulers.co.uk**

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



# 1 bedroom Apartment - Above Shop



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

STAIRCASE & LANDING leading to:-

LIVING KITCHEN (20'11" x 14'11" max) with two radiators, stainless steel sink unit as set in roll top laminate worksurface, a range of wall and base units, ceramic top hob, electric oven, cooker hood over, automatic washing machine (not to be maintained or replaced by landlord) and two radiators.

DOUBLE BEDROOM (11'1" x 10'6" min) with built-in wardrobe and a radiator.

SHOWER ROOM with white suite comprising shower in tiled cubicle, wash basin, w.c. and a radiator.

OUTSIDE : Please note this property has NO off street parking available.

### LOCATION

To locate the property from our Wilton Road office, walk along Park Road and take the pedestrian thoroughway on your right to Wilton Terrace. The entrance to the property is about 100 yards along on the left hand side

### TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £686

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.

Internet : ADSL and Fibre available.

### 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>	£595 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£686
<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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