



14 FOX YARD LEICESTER

MELTON MOWBRAY, LE13 0PP

£575 Per month

Not specified

A well presented and one bedroom first floor apartment benefitting from gas-fired central heating, timber sash double glazing and newly installed carpets.

The property remains many character features and has recently undergone a scheme of redecoration.

The accommodation comprises entrance hall, open plan kitchen/diner, lounge, shower room and a double bedroom.

Located close to the town park, town centre and train station. The car parking is currently available for one car to the rear.

Available exclusively for those aged 40 and over.

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 - Above Shop



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

REAR DOOR opening to COMMUNAL ENTRANCE HALL with meter cupboard and STAIRCASE leading to:

ENTRANCE HALL with gas central heating boiler.

L-SHAPED KITCHEN/DINER (15.7 x 13.8ft) with a range of gloss fronted wall and base level units, stainless steel sink and drainer unit, laminate worktops, tiled splashbacks, built in hob and electric fan assisted oven, extractor hood over, plumbing for washing machine, laminate flooring and a radiator.

LOUNGE (12.2 x 9.8 ft) with a telephone line and a radiator. (TV aerial sockets and sky dishes are not permitted due to the building being listed)

DOUBLE BEDROOM (15.8 x 10ft) with a radiator.

SHOWER ROOM with a three piece white suite comprising of a corner shower unit, wash basin, w.c., with tiled splashbacks, laminate flooring and a radiator.

OUTSIDE Parking space currently available for one car.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band A.

Deposit : £663

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

Services : Mains electricity, water, drainage and gas.

VIEWS : Strictly by appointment with Shouler & Son only.

EPC : On Order with Surveyor. Grade II listed property.

PETS : Strictly no pets permitted.

LOCATION

The former Fox Inn is situated on Leicester Street, just off the Market Place in the centre of the town. Located opposite Stuart Westmoreland, the apartment's access is to the rear of the building, through the vehicular archway.

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.

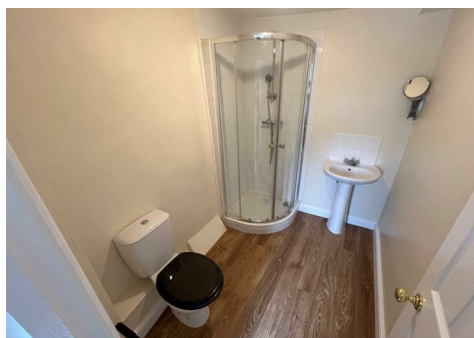
Property Redress

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:	£575 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£663
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	<p>This property has an Energy Performance Efficiency Rating Band .</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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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		