



FLAT 1, MANOR BARN STATION

UPPER BROUGHTON, LE14 3BH

£800
Unfurnished

A fantastic opportunity to reside in this charming split-level apartment situated on a Working Farm just outside the sought-after village of Upper Broughton.

This unique split-level flat offers a tranquil and rural living experience. Accessed through a shared entrance hall, this charming property is full of character and provides a wonderful opportunity for a tenant seeking a peaceful retreat away from the hustle and bustle. The flat is heated by a cosy log burner, adding to its appeal.

Strictly no Pets as it is on a working farm

Water included within the asking rent.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Flat



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Shared Access: Shared access to two properties.

Open plan Living Room / Kitchen (5.87m x 4.37m). This light and airy space features double-glazed windows overlooking the front of the property, with a combination of tiled and laminate flooring. The heart of this room is the efficient wood burner, which provides heating for the entire flat. The kitchen area is well-equipped with both base and eye-level units, ample work surfaces, an oven, hob, and a washing machine. Stairs lead up to the first floor, while a doorway provides access to the rest of the ground-floor accommodation.

Reception Room / Bedroom (3.66m x 2.99m) A versatile room which offers flexibility, with two double-glazed windows and practical laminate flooring, making it an ideal study, guest room, or second living space.

Bedroom (2.71m x 3.67m) The second bedroom on this level has a frosted double-glazed window for privacy and includes a useful storage cupboard housing the electricity meter.

Shower Room (1.77m x 1.77m) A convenient wet room with tiled splashbacks, a WC, wash hand basin, and a walk-in shower.

Landing: A staircase leads up to the first-floor landing, where you'll find the main bedroom.

Bedroom (3.48m x 5.13m). This large double room is a peaceful sanctuary with its warm wooden flooring and a double-glazed window offering lovely views. An electric storage heater and a storage cupboard provide added comfort and convenience.

Outside, the property benefits from a small patio area at the front, perfect for a bistro table and chairs, but please note there is no private garden due to its location on a working farm.

This property is a must-view for anyone looking for a unique rental opportunity in a rural setting.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include some integrated appliances only.

Council Tax : Rushcliffe Borough Council. Band A.

Deposit : £1009

Term : A 6 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water and drainage.

EPC : E

INTERNET : ADSL and Fibre Broadband internet available.

STRICTLY NO PETS PERMITTED.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.



TERMS

RENT:	£800 , in advance, exclusive of rates and council tax.
DEPOSIT:	£923
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
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/



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

