



APARTMENT 12 BRITISH

MELTON MOWBRAY, LE13 1XQ

£725 Per month
Part furnished

A renovated one bedroom ground floor apartment with low maintenance gardens conveniently situated in the heart of Melton Mowbray.

The apartment is entered via its own independent entrance located off of British School Gardens. There is hardstanding for several vehicles and the apartment benefits from fully double glazed windows, modern electric heating, a newly fitted bathroom, newly fitted kitchen with all appliances included.

The apartment comprises of kitchen/living room, one double bedroom and master bathroom and outside there is a low maintenance gravelled garden and a large hardstanding parking area.

The apartment is ideally situated in the heart of Melton which benefits from many independent shops, bars, boutiques and cafes. Melton train station is also a 5 minute walk away which has good links to Oakham, Stamford, Peterborough, Cambridge, Leicester and Birmingham.

The apartment would be ideally suited to professional or retired individuals or couples looking for a convenient town centre location.

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 - Conversion



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

KITCHEN/LIVING ROOM (10.10 x 14.04 ft) A modern kitchen with electric radiator and a modern fitted kitchen with a range of gloss white eye and base level units, granite effect laminate worktops, Bosch integrated electric hob and oven, stainless steel sink, integrated extractor fan, Bosch freestanding washer drier, Hisense fridge freezer, wood effect vinyl tile floor.

LIVING ROOM : (10.10 x 14.04 ft) a spacious room with electric radiator and several windows.

BATHROOM : With low flush WC, P-shaped panel bath with acrylic screen, mixer shower, ceramic sink, vinyl tile flooring, heater towel rail, tiled splashbacks.

BEDROOM ONE : (10.06 x 8.11 ft) A double bedroom with electric radiator.

BEDROOM TWO : (9.08 (widest point) x 18.02 ft) A double bedroom with electric radiator and a cupboard housing hot water cylinder.

OUTSIDE : Parking for 1 car.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets, curtains and kitchen appliances.

INTERNET : ADSL and Fibre broadband available.

Council Tax : Melton Borough Council : Band TBC as MBC yet to assign banding.

Deposit : £836

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

Services : Mains electricity, water, drainage.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band TBC (EPC ON ORDER)

PETS : Strictly no pets permitted.

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.

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.



TERMS

RENT:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£836
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band . 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.

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