

FLAT 2, 22 ASFORDBY ROAD

MELTON MOWBRAY, LE13 0HR

£595 PCM

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

1 bedroom Apartment





A well presented and spacious one bedroom first floor apartment conveniently situated within walking distance of Melton town centre.

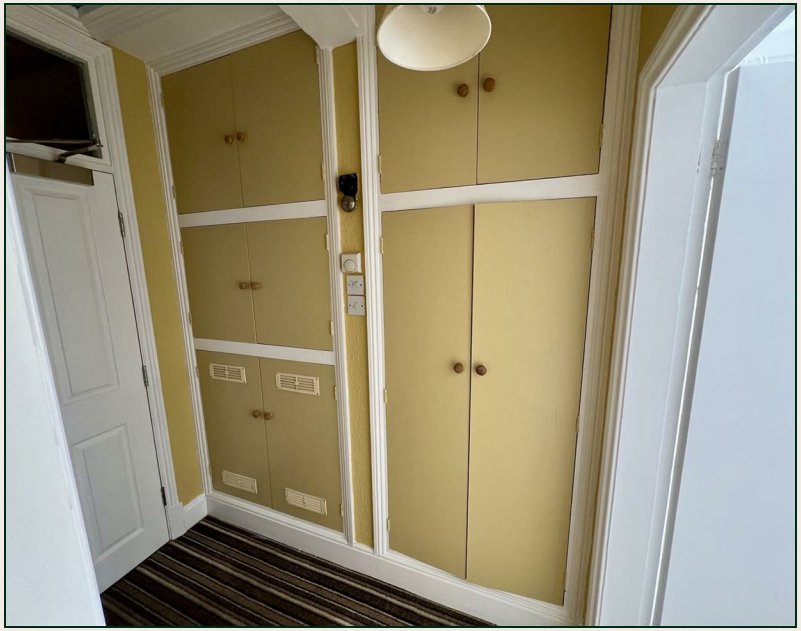
The accommodation briefly comprises a kitchen/dining room, separate large bedroom/living room and a bathroom.

The property also benefits from gas-fired central heating and partial double glazing.

Outside there is off-road parking space behind number 28 Asfordby Road. The flat would provide ideal accommodation for a single person and is available as of November 2026.









COMMUNAL ENTRANCE HALL
with door to:-

HALLWAY
with built-in airing cupboard, built-in wardrobe and a cupboard.

DINING KITCHEN
with a range of wall and base units, stainless steel sink and drainer unit, space for a gas cooker, extractor hood, plumbing for washing machine, shelving, built-in cupboard and a radiator.

LARGE LIVING BEDROOM
with bay window to front and a radiator.

BATHROOM
with modern white suite comprising panelled bath with shower over, pedestal wash basin and w.c., and a radiator.

OUTSIDE
One parking space located to the rear of no. 28.

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.

LOCATION
To locate the property take the A6006 Asfordby Road out of Melton Mowbray. The property is situated approximately 100 yards along on your right hand side and the flat is accessed via the main door.

IMPORTANT PROPERTY INFORMATION
The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £686

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

INTERNET : ADSL and Fiber broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

INTERNET : ADSL and fibre

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent (of the house rent) inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report. See www.melton.gov.uk/planning

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

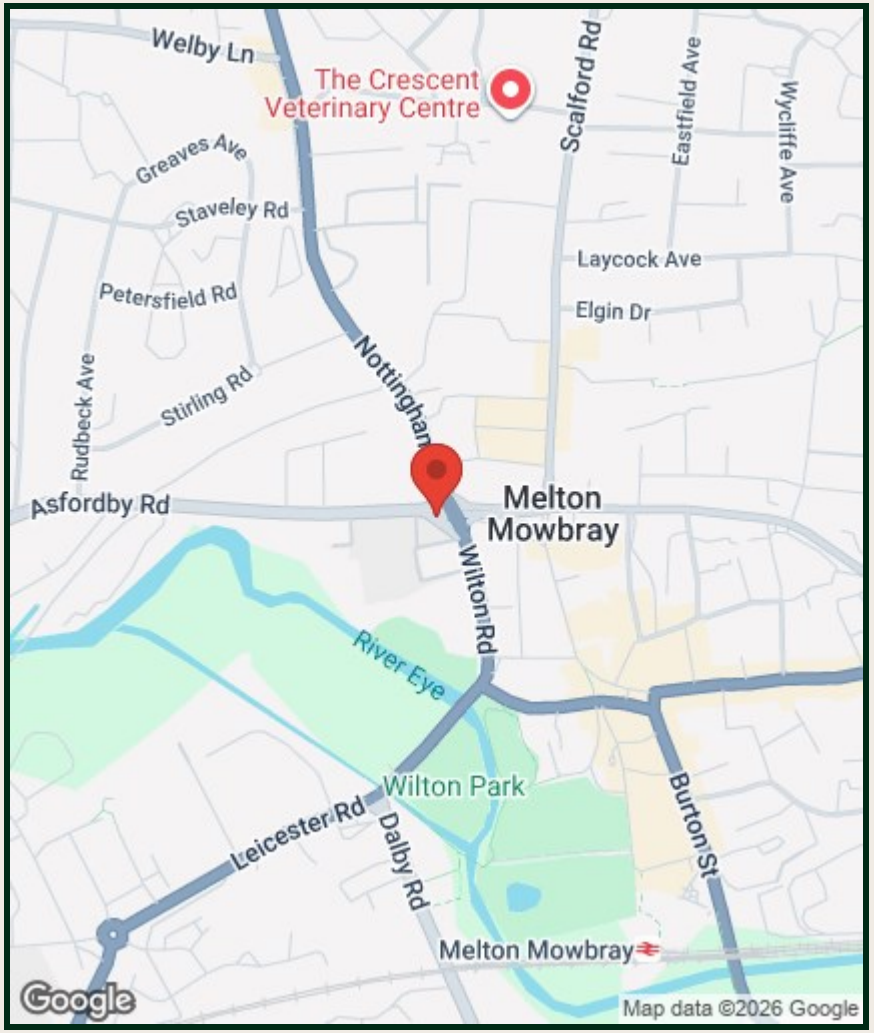
Relevant letting fees and tenant protection information

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.



RENT: £595 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £686

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

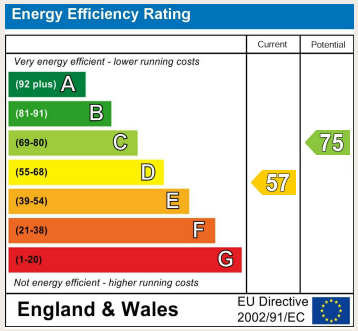
COUNCIL TAX: Melton Borough Council Band A

EPC: This property has an Energy Performance Efficiency Rating Band D.
Ref

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EPC: 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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