



THE STUDIO FLAT SAXELBY

SAXELBY, MELTON MOWBRAY, LE14 3PN

£795 Per month
Part furnished

The Studio Apartment of Saxelby Park offers a unique opportunity to reside in a converted hayloft, offering a wealth of character and forming part of the Saxelby Park estate. Having high ceilings with exposed brickwork and timbers, this first floor apartment also benefits from hardwood original flooring and windows throughout and is heated via a recently installed oil fired central heating boiler.

The spacious accommodation comprises a living area with cast iron stove (to be replaced in due course), kitchen area with fitted hob and oven, dining area, bathroom with white suite and a double bedroom. Outside there is communal off-road parking.

The property overlooks mature parkland/wooded areas and is ideal for a professional individual or couple looking for a quiet rural location in the heart of the Leicestershire countryside.

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



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with door to front and stairs leading to:

UTILITY AREA/HALLWAY

with plumbing for a washing machine and door opening to:

OPEN PLAN LIVING KITCHEN with LIVING AREA

20 x 11'6

A large and spacious room with brick detailing and beams to ceiling, Velux windows and a cast iron stove (to be replaced in due course) with stone hearth, wood flooring and a radiator.

KITCHEN AREA

6'7 x 6'5

A modern kitchen comprising a range of wall and base units, stainless steel sink and drainer set in a granite effect laminate work surface, integrated electric hob and oven, wood flooring and a tiled splashback. Open to:

DINING AREA

14'5 x 9

with wood flooring and a radiator.

DOUBLE BEDROOM

20 x 8'10

with wood flooring and a radiator.

BATHROOM

with white suite comprising bath with shower over, washbasin and w.c., tiled splashbacks and a radiator.

OUTSIDE

Off road parking and an oil tank to front of property.

LOCATION

To access the property, leave Melton via the A6006 Asfordby Road. Pass through Asfordby Hill and Asfordby Valley and turn right at the roundabout onto the bypass. Go along the bypass and turn right, signposted towards Saxelbye and Grimston. The turning for Saxelbye Park can be found on your left hand side, just after the turning for the village of Saxelbye itself. Open the gate (and close it after yourself) go over the cattle grid and carry straight on up the hill turning right at the top. The Studio Flat can be found in the converted block directly in front of you.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include some curtains only.

INTERNET : ADSL Broadband and satellite internet available.

Council Tax : Melton Borough Council : Band B.

Deposit : £917

Term : An assured periodic tenancy is offered.

Services : Mains electricity, private water and drainage. Oil fired central heating (any remaining oil must be purchased by the tenant at the point of signing).

EPC : C

VIEWINGS : Strictly by appointment with Shouler & Son only.

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.



TERMS

- RENT:** £795 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £917
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band B
- EPC:** This property has an Energy Performance Efficiency Rating Band C.
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/>



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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		71	72
(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	