

# MELBOURNE

## Sales & Lets



## Main Street, Breedon-On-The-Hill, DE73 8AN

### £1,100 Per Month

Luxury Two Bedroom First Floor Apartment – Newly Renovated To A High Specification

Situated within an exclusive newly renovated development, this stunning two-bedroom first floor apartment has been finished to an exceptional standard throughout, offering modern luxury living with high-quality fixtures and fittings.

The property features a bright and spacious open-plan living and kitchen area, designed to create a stylish yet practical space for both relaxing and entertaining. The contemporary kitchen is fully fitted with integrated appliances including a dishwasher, fridge freezer, washer dryer and double oven, providing both convenience and functionality.

There are two well-proportioned double bedrooms, complemented by a modern bathroom fitted with a shower over bath and sleek contemporary finishes.

Additional benefits include Venetian blinds throughout, USB plug sockets, and a dedicated storage cupboard housing the hot water cylinder.

Externally, the property benefits from allocated parking positioned along the right-hand wall, including access to an electric vehicle charging point, further enhancing the modern appeal of this exceptional home.

This beautifully renovated apartment is ideal for buyers or tenants seeking stylish, high-quality accommodation within a contemporary development.

This property has no private garden or outdoor area.



## Lettings Advert Footer

EPC Grade: D

Council Tax: Your property is in Council Tax Band: TBC

Please note that a guarantor may be required in some circumstances.

### Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £253.85

### Payment Amount

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Security deposit £1269.23

First month's rent £1100.00

Less holding deposit £ 253.85

Total payable £2115.38

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

