



FLAT 5 PARK LANE
MELTON MOWBRAY, LE13 0PT

£425 Per month
Part furnished

A well presented and self contained first floor studio apartment situated within a Grade II listed building in a convenient location in the heart of Melton Mowbray. The property benefits from a modern fitted kitchen and neutral décor throughout. It also has a wet electric central heating system timber sash glazing and would be ideal for a single professional person.

In brief the property comprises of kitchen, bedsitting room and shower room and would ideally suit a individual looking for a convenient town centre location.

PLEASE NOTE THE PROPERTY IS ACCESSED VIA PARK LANE.

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



To locate the property, take Park Lane off the Market Place. The property can be found approximately halfway down on the left hand side, through a gate and up an external staircase.

Viewing Highly Recommended

ACCOMMODATION

EXTERNAL STAIRCASE AND COMMUNAL HALLWAY

Entered via gate on Park Lane.

BEDSITTING ROOM

13'02 x 9'08

with a radiator and sash window.

KITCHEN

A modern fitted kitchen with a range of eye and base level units, wood effect work surfaces, stainless steel sink, integrated electric oven and hob, space for washing machine and fridge freezer, extractor fan, tiled splashbacks and vinyl flooring.

SHOWER ROOM

with white suite comprising shower cubicle, wash basin and w.c., tiled splashbacks and a radiator.

TENANCY INFORMATION

The Property is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council - Band A.

Deposit : £490

Services : Main Electric, Water and Drainage.

Term : An assured period tenancy is offered.

EPC : Grade II Listed. Band E.

SINGLE OCCUPANTS ONLY due to size.

INTERNET : ADSL broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

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

Accessibility: Stairs to first floor.

Construction: Brick under slate roof.

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



TERMS

RENT:	£425 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£490
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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Melton Mowbray, Leicestershire LE13 1QF

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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			
		39	60
England & Wales		EU Directive 2002/91/EC	