



## FLAT 11, KIRBY HALL MAIN

KIRBY BELLARS, LE14 2DX

£650 Per month  
Unfurnished

A spacious one bedroom ground floor apartment situated in this historic former hunting lodge in the popular village of Kirby Bellars.

This well proportioned property has full gas-fired central heating and partial double glazing. The accommodation briefly comprises a lounge with gas fire, dining kitchen, one double bedroom, and bathroom with separate w.c.

The property benefits from uPVC double glazing, gas fired heating, use of the communal garden and also off street parking.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# 1 bedroom Flat - Conversion





# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

LOUNGE (20.09 x 18.03 ft) a large room with gas fire and a radiator.

DINING KITCHEN (19.74 x 8.68 ft) A spacious room with stainless steel sink and drainer unit as set in roll top laminate work surfaces, base units, Beko electric cooker, space for washing machine, space for fridge freezer, built-in cupboards, airing cupboard, radiator and wall mounted Worcester gas-fired central heating boiler.

DOUBLE BEDROOM (8.84 x 14.67 ft) with a radiator.

BATHROOM with white suite comprising panelled bath with shower over, and wash basin, radiator.

SEPARATE W.C.

OUTSIDE Residents' car park. Use of communal gardens

### LOCATION

To locate the property, take the A607 Leicester Road out of Melton Mowbray. On entering Kirby Bellars, the property can be found on your left hand side. The flat is located through the entrance from the car park.

### 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.

#### 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.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band A

Deposit : £750

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter. (To change to an APT on 1st May 2026)

Services : Mains electricity, gas, water and drainage.

EPC : D

No Pets Permitted given apartment location.

INTERNET : ADSL and Fibre 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 applicable. Please look to [www.melton.gov.uk/planning](http://www.melton.gov.uk/planning) for any relevant applications.

Accessibility: Ground floor.

Construction: Brick under tile roof.

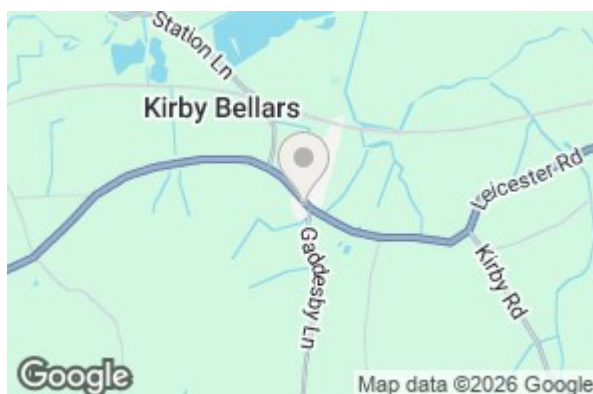
Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.



## TERMS

|                     |                                                                                                                                                                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RENT:</b>        | £650 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                                     |
| <b>DEPOSIT:</b>     | £750                                                                                                                                                                                                                                                                                                |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.                                                                                                                                                                                                                                                         |
| <b>COUNCIL TAX:</b> | Band A                                                                                                                                                                                                                                                                                              |
| <b>EPC:</b>         | <p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a></p>                          |
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