



2 NEWPORT LODGE

MELTON MOWBRAY, LE13 1JU

£700 Per month
Unfurnished

A well presented, spacious and part renovated two bedroom ground floor apartment located close to Melton town centre.

The apartment is situated close to the town centre on Scalford Road and benefits from a modern newly fitted kitchen and part renovated shower room and a gas fired combi boiler with uPVC double glazing throughout.

In brief the property comprises of entrance hall, a large lounge, kitchen/diner, shower room and two double bedrooms.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment - Purpose Built



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL
with radiator.

LOUNGE (11.95 x 14.93 ft)
A spacious room with radiator.

KITCHEN/DINER (9.87 x 11.88 ft)
A modern and newly fitted kitchen comprising of a range of eye and base level units, laminate work surfaces, space for electric oven, space for washing machine and fridge freezer, Glow worm combi boiler, stainless steel sink, radiator, space for a table and vinyl flooring.

SHOWER ROOM
A modern shower room comprising a new three piece of shower enclosure with mixer shower, sink, low flush WC, radiator, cupboard housing immersion heater, aqua board splashbacks and new vinyl flooring.

BEDROOM ONE (10.04 x 11.45 ft)
A double bedroom with radiator and wardrobe.

BEDROOM TWO (9.92 x 11.45 ft)
A double bedroom with radiator .

OUTSIDE
There is parking available within a communal car park on a first come first serve basis and further on road parking available.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some blinds and curtain poles only.

Council Tax : Melton Borough Council : Band A.

Deposit : £807

Term : A 12 month assured shorthold tenancy is offered, as of 1st May 2026 an assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band E. (New EPC on order).

INTERNET : ADSL AND Fibre Optic.

STRICTLY NO PETS PERMITTED given apartment block and no outside amenity space.

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 : NA

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.

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:	£700 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£807
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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/



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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		70	73
(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	