



KIRBY HALL MAIN ROAD
KIRBY BELLARS, LE14 2DX

£725 Per month
Unfurnished

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

The apartment has undergone a full scheme of refurbishment to include a newly fitted kitchen and bathroom, new flooring and decoration throughout and benefits from full gas-fired central heating and double glazing. The sitting room has a large bay window overlooking the mature grounds.

The accommodation briefly comprises a living room/kitchen, one double bedroom, and bathroom.

The apartment also has use of the communal garden and off street parking to the car park.

Kirby Bellars is a well connected village which lies 3 miles from Melton Mowbray and 10 miles from Leicester and has a local public house (The Flying Childers) within a 5 minute walk.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat - Conversion



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE/KITCHEN (20.76 x 13.74 ft at widest point) entered via the original hardwood door to living kitchen room with a newly fitted kitchen comprising a range of eye and base level units, laminate worktops, stainless steel sink, space for fridge and washing machine, electric oven, electric oven, stainless steel extractor fan, Worcester Bosch gas fired combi boiler, tiled splashback, wooden laminate flooring, large bay window and radiator.

DOUBLE BEDROOM (14.33 x 9.07 ft) a double bedroom with laminate flooring and a radiator with door to :

BATHROOM a newly fitted suite comprising panelled bath with shower mixer taps over and screen and wash basin, low flush WC, radiator, medicine cabinet and tiled flooring.

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 blinds only.

Council Tax : Melton Borough Council : Band A

Deposit : £836

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band C

No Pets Permitted given apartment location with neighbouring properties above and to side and the building having no adequate sound insulation.

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.

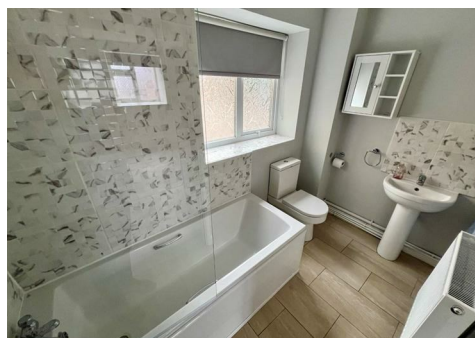
Planning Permissions : None applicable. Please look to www.melton.gov.uk/planning for any relevant applications.

Accessibility: Ground floor.

Construction: Brick under tile roof.

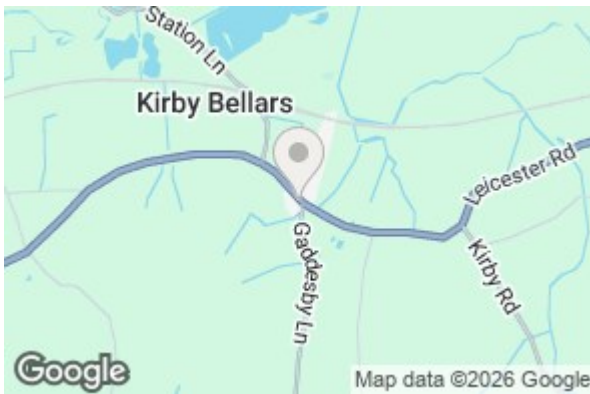
Relevant letting fees and tenant protection information

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



TERMS

RENT:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£836
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
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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	77
(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	