



3 HUDSONS ALMSHOUSES

MELTON MOWBRAY, LE13 1AJ

£330 Per month
Unfurnished

Hudson and Storers charity are proud to offer this one bedroom first floor apartment located within the Maison Dieu Almshouses on Burton Road which were built in 1640.

Forming part of the Hudson and Storers Almshouse charity the property is exclusively available for a single occupant over the age of 50.

Occupation under license and no deposit to be taken.

The property has single glazed stone mullion windows and electric heating throughout.

Comprising of Sitting Room, Bathroom, Kitchen and Single Bedroom with wardrobes.

There is no parking for the property.

Rent is inclusive of water rates. Occupier is responsible for all other utilities to include electric, council

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

Access to washing machine and tumbler drier FOC in the shared utility area.



TERMS

RENT:	£330 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band . 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/



County Chambers, Kings Road,
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		
England & Wales		
EU Directive 2002/91/EC		