APARTMENT 1 CHAPEL

MELTON MOWBRAY, LE13 1LZ

£725 Per month

Part furnished

A newly converted and renovated ONE bedroom ground floor apartment conveniently situated in the heart of Melton Mowbray.

The apartment is located within the Kings Road College development and is entered via a secure hardwood door to a communal hallway.

The apartment benefits from fully double glazed windows, modern electric heating, a fitted shower room, fitted kitchen with all appliances included and a rear garden area.

The apartment comprises of entrance hallway, kitchen/living room, one double bedroom and shower room. The property also has parking to the designated car park for 1 car.

The apartment is ideally situated in the heart of Melton which benefits from many independant shops, bars, boutiques and cafes. Melton train station is also a 5 minutre walk away which has good links to Oakham, Stamford, Peterborough, Cambridge, Leicester and Birmingham.

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
COMMUNAL ENTRANCE HALL : Entered via hardwood door to communal entrance hallway.

ENTRANCE HALL : With cupboard, intercom and door to kitchen/living room.

KITCHEN/LIVING ROOM (23.06 x 11.06 ft) : A modern open plan kitchen living area, double doors to garden area, electric radiator and a modern fitted kitchen with a range of gloss white eye and base level units, granite effect laminate worktops, Bosch integrated electric hob and oven, stainless steel sink, integrated extractor fan, Bosch freestanding washer drier, Hisense fridge freezer, wood effect vinyl tile floor and carpet.

BEDROOM ONE (11.06 x 11.03 ft) : A double bedroom with electric radiator.

SHOWER ROOM : With low flush WC, shower enclosure with mixer shower, ceramic sink, vinyl tile flooring, heated towel rail, tiled splasbacks.

OUTSIDE : Rear garden area and parking for 1 car to the front car park.

IMPORTANT TENANCY INFORMATION
The Property is UNFURNISHED to include carpets and curtains only with kitchen appliances.

INTERNET : ADSL and Fibre broadband available.

Council Tax : Melton Borough Council : Band A

Deposit : £836

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water, drainage.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band D

Holding Deposit : Equivalent of one weeks rent inc VAT.

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 Â£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

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

TERMS

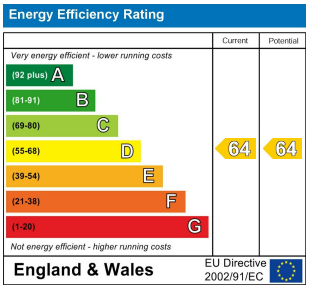
RENT:	£725 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£836
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: 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

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.



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.