



## FLAT 4, 1 THE CRESCENT

MELTON MOWBRAY, LE13 0NF

£525 Per month

Unfurnished

A well-presented one bedroom ground floor apartment situated in a convenient location with access to the town centre and local supermarket.

The modern accommodation briefly comprises a living/kitchen area, one double bedroom and en-suite bathroom. The property benefits from gas-fired central heating and would be ideal for a single occupant looking for accommodation within walking distance to the town centre.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**

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



EST. 1846

**SHOULERS**

RESIDENTIAL | RURAL | COMMERCIAL

# 1 bedroom Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with coat hooks, power sockets, and a radiator.

LIVING ROOM/KITCHEN with a range of high gloss white fronted wall and base units, stainless steel sink top as set in granite style work surfaces, space for a cooker, extractor fan, space and plumbing for washing machine, ceramic tiled splashbacks, large cupboard housing the combination central heating boiler, and bay window with blind.

DOUBLE BEDROOM with built-in wardrobes and cupboards, and a radiator.

EN-SUITE BATHROOM with stylish white suite comprising w.c., wash basin and bath with mixer tap and shower attachment, tiling, shower curtain, radiator and an extractor fan.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band A.

Deposit : £605

Term : An assured periodic tenancy if offered.

Services : Mains electricity, water, gas and drainage.

EPC : D rating.

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.

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:        | £525 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                          |
| DEPOSIT:     | £605                                                                                                                                                                                                                                                                                     |
| VIEW:        | Strictly by appointment with Shouler & Son.                                                                                                                                                                                                                                              |
| COUNCIL TAX: | Band A                                                                                                                                                                                                                                                                                   |
| EPC:         | This property has an Energy Performance Efficiency Rating Band D.<br>Ref<br>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>                              |
| 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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a> |



County Chambers, Kings Road,  
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

