



22 ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HR

£550 Per month
Unfurnished

A well presented and spacious one bedroom first floor apartment conveniently situated within walking distance of Melton town centre.

The accommodation briefly comprises a kitchen/living room, separate large bedroom/living room and a bathroom.

The property also benefits from gas-fired central heating and partial double glazing. Outside there is off-road parking space behind number 28 Asfordby Road. The flat would provide ideal accommodation for a single person and is available as of September 2026.

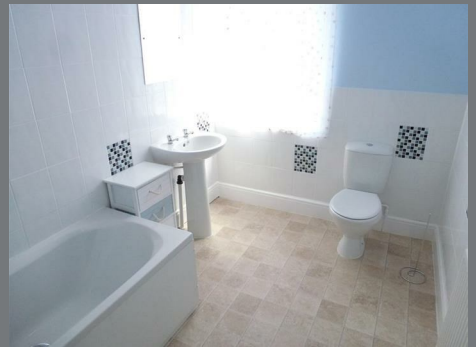
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment



To locate the property, take the A6006 Asfordby Road out of Melton and the property can be found approximately 100 yards along on the right-hand side.

Viewing Highly Recommended

ACCOMMODATION

COMMUNAL ENTRANCE HALL

with door to:-

HALLWAY

with built-in airing cupboard, built-in wardrobe and a cupboard.

DINING KITCHEN

with a range of wall and base units, stainless steel sink and drainer unit, space for a cooker, extractor hood, plumbing for washing machine, shelving, built-in cupboard and a radiator.

LARGE LIVING BEDROOM

with bay window to front and a radiator.

BATHROOM

with modern white suite comprising panelled bath with shower over, pedestal wash basin and w.c., and a radiator.

LOCATION

To locate the property take the A6006 Asfordby Road out of Melton Mowbray. The property is situated approximately 100 yards along on your right hand side and the flat is accessed via the main door.

OUTSIDE

One parking space located to the rear of no. 28.

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).

IMPORTANT PROPERTY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £634

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

INTERNET : ADSL and Fiber broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

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

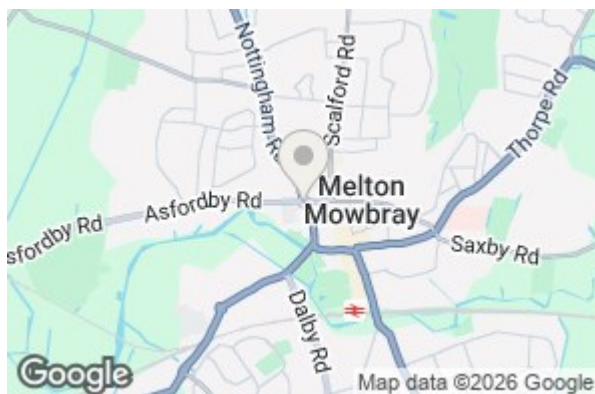
Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual



TERMS

RENT:	£550 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£634
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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
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EPC: This property has an Energy Performance Rating. A copy is available upon request.

