



# FLAT 1, 1 THE CRESCENT

MELTON MOWBRAY, LEICESTERSHIRE, LE13 0NF

£395 p.m.x.  
Part Furnished

A nicely presented self-contained ground floor flat situated close to the town centre and its amenities. The flat benefits from new floor coverings and décor throughout and the accommodation briefly comprises of a modern kitchen and bathroom, sitting room and one double bedroom. The property has gas-fired central heating and would provide ideal accommodation for a single professional person.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

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**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Self-contained ground floor flat

## ACCOMMODATION

**SITTING ROOM** (12'2" x 7'5") with feature wall, double glazed door, and a radiator.

**DOUBLE BEDROOM** (12'2" x 10'8") with built-in cupboard, feature wall, and a radiator.

**INTERNAL HALL** with a radiator.

**KITCHEN** with a range of wall and base units, stainless steel sink and drainer unit as set in slate effect roll top laminate work surfaces, space for a cooker, wall mounted gas-fired central heating boiler, plumbing for washing machine and a radiator.

**BATHROOM** with white suite comprising bath with shower over, wash basin and w.c., tiled splash backs and a radiator.

## STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets/floor coverings and curtains/blinds only.

## TERM

**RENT:** £395 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £455

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, gas, water and drainage.

**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Band A.

**EPC:** This property has an Energy Performance Efficiency Rating Band D.

Ref: 8887-7625-0640-4848-1996

A full copy of the EPC is available upon request or can be downloaded from:

<https://find-energy-certificate.digital.communities.gov.uk/>

**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/>

## LOCATION

To locate the property, take Nottingham Road out of the town centre. The Crescent is the second road on your right-hand side and the property is situated within the small cul-de-sac immediately on your right-hand side.



Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

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[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)