



54B KING STREET
MELTON MOWBRAY, LE13 1XB

£425 Per month
Part furnished

A conveniently located one bedroom first floor apartment situated in the heart of the historic market town of Melton Mowbray. The accommodation benefits from gas fired central heating and comprises of a lounge with bay window, double bedroom, kitchen and a shower room. Situated opposite the cinema this property would provide ideal accommodation for a single professional person or couple.

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 from the Market Place, take King Street and the property can be found on your right-hand side, to the right of Jupes Cookshop.

Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with a radiator, open to:-

LOUNGE

15'8 x 11'11 max

with bay window to front, built-in cupboard and shelving and a radiator.

KITCHEN

with stainless steel sink unit, roll top laminate work surfaces, base units and eye height cupboards, tiled splashbacks, plumbing for a washing machine, extractor hood and Ideal gas-fired wall mounted central heating boiler.

SHOWER ROOM

with white suite comprising Triton T80 electric shower unit, wash basin and w.c., tiled splashbacks and a radiator.

FRONT DOUBLE BEDROOM

14'6 x 12'5 max

with bay window to front, built-in wardrobe and a radiator.

PETS

STRICTLY NO PETS

UNFURNISHED

Which generally means carpets and floor coverings only.

VIEWINGS

Strictly by appointment with Shouler & Son.

NOTES/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 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).



TERMS

RENT:	£425 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£490
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: http://www.epcregister.com/
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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	