



3 LONGWILL AVENUE
MELTON MOWBRAY, LE13 1UR

£625 Per month
Part furnished

AVAILABLE TO VIEW NOW

A well-presented two bedroom first floor apartment conveniently situated close to Melton town centre. The property benefits from being refurbished, and has gas-fired central heating and uPVC double glazing. The accommodation briefly comprises an entrance hall, lounge, refitted kitchen, two bedrooms, and a refitted bathroom. Outside the tenant has use of the lawned garden to the front and side, and the car park situated nearby.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with stairs to lounge area, and a cloakroom cupboard.

LOUNGE

with a gas fire, storage cupboard and a radiator.

REFITTED KITCHEN

with a range of gloss white wall and base units, stainless steel sink and drainer unit as set in laminate roll top worksurfaces, integrated electric hob and Beko electric oven, stainless steel extractor fan, space for undercounter fridge freezer, space for washing machine, wall mounted Glowworm gas boiler, tiled splash backs, and vinyl flooring.

DOUBLE BEDROOM

with a radiator.

SINGLE BEDROOM

with an airing cupboard housing immersion heater, and a radiator

REFITTED BATHROOM

with white suite comprising w.c., pedestal wash basin, bath with side panel, and electric shower, chrome towel rail, tiled splash backs and vinyl flooring.

OUTSIDE

Patio and gravelled area to front.

Store to the side of the porch.

Lawned garden area to the side with use of the drying area to the rear which must be kept weed free by the tenant. Unallocated parking space in the car park situated to the right hand side of the block.

LOCATION

To locate the property, take Scafford Road out of Melton town centre. Take the second turning on your right onto Laycock Avenue. Proceed along this road and take the third turning on your left onto Longwill Avenue. The property is located on the corner on your left hand side.

VIEWINGS

Strictly by appointment with Shouler and Sons.

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).

NO PETS.



TERMS

RENT:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£721
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
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: http://www.epcregister.com/
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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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lettings@shoulers.co.uk

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		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	