



28D ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HR

£575 Per month
Unfurnished

A REFURBISHED one bedroom first floor apartment situated in a period villa conveniently located within walking distance of Melton town centre on Asfordby Road. The apartment has undergone a scheme of refurbishment to include new decor, carpets, bathroom, kitchen and some new windows. It would be ideally suited to a professional individual.

In brief the property comprises of entrance hall, double bedroom, bathroom, living/kitchen room and one off street parking space to the rear.

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



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with door leading to :

KITCHEN/LIVING ROOM (13.06 x 13.08 ft)

A large room with newly fitted kitchen comprising a range of gloss white eye and base level units, granite effect laminate work surfaces, stainless steel sink, stainless steel extractor fan, space for electric oven, space for washing machine, space for under counter fridge freezer, wall mounted gas fired Worcester Bosch combi boiler, grey traditional tiled splashbacks, wood effect vinyl flooring, living area with radiator.

BEDROOM (17.08 x 8.09 ft)

A double bedroom with original ornamental fire insert, hardwood original wardrobes and drawers and a radiator.

BATHROOM

A newly fitted three piece suite comprising low flush WC, sink built into unit with cupboard below, bath with mixer taps and shower attachment, radiator, storage cupboard, tiled splashbacks and wood effect vinyl flooring.

OUTSIDE

There is one off street parking space to the rear for the residents only.

LOCATION

To locate the property take Asfordby Road out of Melton (A6006). At the junction once you enter this road the apartments can be found almost opposite Brooksby Melton Cottage on your right hand side.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council - Band A.

Services : Main Electric, Gas, Water and Drainage.

SINGLE OCCUPANTS ONLY.

EPC : Rating E.

STRICTLY NO PETS PERMITTED.

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 license 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:	£575 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£663
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: https://www.gov.uk/find-energy-certificate
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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	