



22 ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HR

£400 Per month
Unfurnished

A modern and well-presented first floor studio apartment conveniently situated within walking distance of Melton town centre. The property has been finished to a good standard with quality fixtures and fittings throughout. The accommodation briefly comprises a bedsitting room, fitted kitchen and a bathroom. Outside there is one car parking space for the tenant situated to the rear of 28 Asfordby Road. The apartment has gas-fired central heating and timber single glazing and would provide ideal accommodation for a single professional occupant.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat



Viewing Highly Recommended

ACCOMMODATION

ACCOMMODATION

BEDSITTING ROOM (12'11" x 10'2") with a radiator.

INTERNAL HALLWAY with coat hooks, store cupboard, and a radiator.

KITCHEN with a range of gloss white wall and base units, stainless sink and drainer unit as set in laminate roll top work surfaces, space for an oven, extractor fan, space for a fridge freezer, space for a washing machine, tiled splash backs, radiator and vinyl flooring.

BATHROOM with white suite comprising w.c., pedestal wash basin, bath with mixer taps and shower, tiled splash backs and vinyl flooring.

OUTSIDE

One parking space (should the occupant own a car) situated to the rear of 28 Asfordby Road.

Parking is not permitted to the front of 22.

STRICTLY NO PETS

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.

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:	£400 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£461
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	