



12C MARKET PLACE

MELTON MOWBRAY, LE13 1XD

£475 Per month
Unfurnished

A spacious ONE bedroom first floor apartment located within the town centre in a grade II listed building. The property benefits from original timber sash windows, gas fired central heating, new decoration throughout and a modern kitchen and bathroom. The property would ideally suit a professional individual or couple looking for a convenient location.

In brief the property comprises of entrance hall, lounge, bedroom, kitchen/diner and bathroom.

The property does not have any off street parking but is conveniently situated within the heart of the town within a short walking distance to the train station.

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 - Above Shop



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

Entered via a communal hallway into the stairwell with door to apartment. Hallway has radiator, storage cupboard, intercom.

LOUNGE (16.02 x 14.03 ft)

With two sash windows, gas fire and radiator.

BATHROOM

A modern three piece suite comprising of low flush WC, sink, bath with mixer taps and shower attachment, radiator, tiled splashbacks, vinyl flooring.

BEDROOM (9.11 x 7.08 ft)

A double bedroom with radiator with storage/wardrobe area.

KITCHEN/DINING ROOM

A modern fitted kitchen comprising a range of eye and base level units, granite laminate work surfaces, stainless steel sink, space for washing machine, space for electric oven, space for fridge, space for table, vinyl floor, tiled splashbacks, radiator and wall mounted Worcester Bosch combi boiler.

OUTSIDE

Please note there is no off street parking provided with the property.

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS and CURTAINS ONLY.

Council Tax : Melton Borough Council : Band A.

Deposit : £548

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Exempt as property is Grade II Listed.

STRICTLY NO PETS PERMITTED.

LOCATION

The property is located on the corner of Leicester Street/Burton Street above a salon.

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).

TERMS

RENT:	£475 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£548
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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