



50 THORPE ROAD
MELTON MOWBRAY, LE13 1SQ

£500 Per month
Unfurnished

A well-presented one bedroom first floor apartment situated in this conversion of a large Victorian villa situated close to the town centre. The accommodation briefly comprises a lounge, kitchen, double bedroom and a bathroom. The property has gas-fired central heating and uPVC double glazing, and outside there is a dedicated off-road parking space. Thorpe Road is a popular residential area and the flat is within easy walking distance of the town centre and a large supermarket and petrol 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 - Purpose Built



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

LOUNGE with a radiator.

FRONT DOUBLE BEDROOM with a radiator.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate work surfaces, space for a cooker, plumbing for washing machine, radiator and wall mounted gas-fired central heating boiler.

BATHROOM with coloured suite comprising a bath, pedestal wash basin, and w.c., and a radiator.

OUTSIDE Dedicated off-road parking space to the rear.

LOCATION

To locate the property take Thorpe Road (A607) out of Melton. The property is situated on the right-hand side of the road just before the right-hand turn to Melton Building Supplies.

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).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £576

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

Services : Mains electricity, gas, water and drainage.

EPC : D.

STRICTLY NO PETS AS LOCATED WITHIN BLOCK OF APARTMENTS .



TERMS

RENT:	£500 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£576
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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: https://www.gov.uk/find-energy-certificate
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

