



**KIRBY HALL MAIN ROAD**  
KIRBY BELLARS, MELTON MOWBRAY, LE14 2DX

**£475 Per month**  
Part furnished

A fantastic opportunity to reside in this well presented one bedroom first floor apartment situated in this former Victorian hunting lodge featuring an abundance of period features in the sought after village of Kirby Bellars close to Melton. The property benefits from a refitted kitchen, gas central heating, uPVC double glazing and would provide ideal accommodation for a professional person or couple. Kirby Bellars is located within three miles of Melton Mowbray and is convenient for Leicester and the A46.

Available for single occupants only.

In brief the property comprises of kitchen with breakfast bar, lounge, bedroom, bathroom and use of the mature communal private gardens.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 1 bedroom Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### LOUNGE

13'09 x 12'02  
with a radiator.

### KITCHEN

Comprising a range of modern eye and base level units, laminate work surfaces, composite sink, freestanding oven, breakfast bar, space for washing machine, space for fridge freezer, tiled flooring and tiled splash backs.

### DOUBLE BEDROOM

10'08 x 8'06  
A double bedroom with wall mounted Worcester Bosch combi boiler and radiator.

### BATHROOM

with three piece suite to include panelled bath with shower over, pedestal wash basin, WC, tiled splash backs and radiator.

### OUTSIDE

Parking space within car park (unallocated) and use of communal gardens.

### LOCATION

To locate the property, take the A607 Leicester Road out of Melton Mowbray. On entering Kirby Bellars, Kirby Hall is situated on the left hand side. The door to the flat is in the corner of the courtyard, and the property is situated on the first floor at the rear

### 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).

### TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS and SOME 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 : Band D.

STRICTLY NO PETS PERMITTED.



## TERMS

<b>RENT:</b>	£475 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£548
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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