



23B BURTON STREET
MELTON MOWBRAY, LE13 1AE

£400 Per month
Unfurnished

A one bedroom first floor apartment situated within this period building in the heart of Melton Mowbray located opposite St Marys Church. The conversion has been sympathetically carried out and retains many original features. The accommodation briefly comprises a spacious lounge, breakfast kitchen, double bedroom and a bathroom. The apartment has full gas-fired central heating, an entry phone system, and would provide ideally accommodation for a professional person or couple.

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

LOUNGE

19'11 x 11'10

A spacious lounge with sash windows and two radiators.

INTERNAL HALL

BREAKFAST KITCHEN

Comprising of a range of wall and base units, stainless steel sink and drainer unit set in marble effect laminate worksurfaces, space for an oven, space for a washing machine, space for a fridge freezer, wall mounted Worcester Bosch combi boiler, and a radiator.

FRONT DOUBLE BEDROOM

10'6 x 9'8

A double bedroom with a radiator.

BATHROOM

with white suite comprising wash basin, w.c. and panelled bath, an airing cupboard, and a radiator.

PETS

STRICTLY NO PETS PERMITTED.

IMPORTANT INFORMATION

SERVICES : Mains Gas, Electric, Drainage and Water.

COUNCIL TAX : Band A - Melton Borough Council.

EPC RATING : Band D.

Please note the property does not come with a parking space.

FURNISHINGS

UNFURNISHED - TO INCLUDE CARPETS ONLY.

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:	£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	