



THE STUDIO FLAT SAXELBY

SAXELBY, MELTON MOWBRAY, LE14 3PN

£695 Per month
Part furnished

The Studio of Saxelby Park offers a unique opportunity to reside in a converted hayloft, offering a wealth of character and forming part of the Saxelby Park estate. Having high ceilings with exposed brickwork and timbers, this first floor apartment also benefits from hardwood original flooring and windows throughout and is heated via a new oil fired central heating boiler. The spacious accommodation comprises a living area with cast iron stove, kitchen area with fitted hob and oven, dining area, bathroom with white suite and a double bedroom. Outside there is communal off-road parking.

The property overlooks mature parkland/wooded areas and is ideal for a professional individual or couple looking for a quiet rural location in the heart of the Leicestershire countryside.

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

ENTRANCE HALL

with door to front and stairs leading to:

UTILITY AREA/HALLWAY

with plumbing for a washing machine and door opening to:

OPEN PLAN LIVING KITCHEN with LIVING AREA

20 x 11'6

A large and spacious room with brick detailing and beams to ceiling, Velux windows and a cast iron stove with stone hearth, wood flooring and a radiator.

KITCHEN AREA

6'7 x 6'5

A modern kitchen comprising a range of wall and base units, stainless steel sink and drainer set in a granite effect laminate work surface, integrated electric hob and oven, wood flooring and a tiled splashback. Open to:

DINING AREA

14'5 x 9

with wood flooring and a radiator.

DOUBLE BEDROOM

20 x 8'10

with wood flooring and a radiator.

BATHROOM

with white suite comprising bath with shower over, washbasin and w.c., tiled splashbacks and a radiator.

OUTSIDE

Off road parking and an oil tank to front of property.

LOCATION

To access the property, leave Melton via the A6006 Asfordby Road. Pass through Asfordby Hill and Asfordby Valley and turn right at the roundabout onto the bypass. Go along the bypass and turn right, signposted towards Saxelbye and Grimston. The turning for Saxelbye Park can be found on your left hand side, just after the turning for the village of Saxelbye itself. Go over the cattle grid and carry straight on up the hill turning right at the top. The Studio Flat can be found in the converted block directly in front of you.

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include some curtains only.

INTERNET : ADSL Broadband internet available.

Council Tax : Melton Borough Council : Band B.

EPC : E rating.

Deposit : £801

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

Services : Mains electricity, private water and drainage. Oil fired central heating (any remaining oil must be purchased by the tenant at the point of signing).

EPC : E.

A SMALL/MEDIUM DOG CONSIDERED at the discretion of the landlord and upon payment of an increased rent by £25 per calendar month. A professional carpet cleaning and damage rectification clause will also be added to the contract.



TERMS

RENT:	£695 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£801
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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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		53	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	