



54C KING STREET
MELTON MOWBRAY, LE13 1XB

£695 Per month
Unfurnished

A well presented and recently refurbished first floor TWO bedroom spacious duplex apartment located in the heart of the charming market town of Melton Mowbray.

The property benefits from recent redecoration throughout, newly painted kitchen cupboards and a newly installed and economical Worcester Bosch combi boiler. (to be installed before tenancy).

The property comprises of a large reception hallway, downstairs WC, internal hallway, sitting room, two large double bedrooms, family bathroom and a breakfast kitchen.

The property would ideally suit a professional individual or couple looking for a convenient town center location within walking distance to local amenities and the train station.

Melton station has direct links to Oakham, Peterborough, Cambridge, Leicester and Birmingham.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment - Above Shop



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : Entered via hardwood door to a large reception hall that could double as a sitting room, this room has a radiator and wood effect vinyl flooring and archway to internal hallway.

INTERNAL HALLWAY : With stairs to first floor landing and radiator.

WC : With low flush WC.

STAIRWELL/LANDING : With door to :

SITTING ROOM : A large room with radiator.

BEDROOM ONE : A double bedroom with radiator.

KITCHEN/DINING ROOM : A range of eye and base level units, laminate worktops, stainless steel sink, space for fridge, space for oven, space for washing machine, Worcester Bosch gas boiler, parquet effect vinyl flooring.

BATHROOM : With low flush WC, sink, paneled bath with mixer shower over, radiator, tiled splashbacks and wood effect vinyl floor.

BEDROOM TWO : A double bedroom with radiator and store cupboard.

OUTSIDE : The property does not come with allocated parking but this could be secured in the local car parks at an additional cost. There is a flat roof terrace area which is shared with next door which could accommodate a small bench or similar next to the front door.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains.

Council Tax : Melton Borough Council A.

Deposit : £801

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

Internet : ADSL available.

Viewings : Strictly by appointment with Shouler & Son.

Pets : Strictly no pets permitted.

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.



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 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
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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		57	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	