



18 ALGERNON ROAD
MELTON MOWBRAY, LE13 1PX

£695 Per month
Unfurnished

A fantastic opportunity to reside in this well presented TWO double bedroom traditional mid terrace located on a popular residential street close within walking distance of town. The property benefits from recently installed uPVC sash windows, gas fired central heating and a modern kitchen. In brief the property comprises of sitting room, kitchen/dining room, two bedrooms, shower room and a low maintenance rear garden.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

SITTING ROOM (11.06 x 11.03 ft) with radiator and door to front of property.

DINING KITCHEN (11.06 x 12.06 ft) A modern kitchen comprising of stainless steel sink unit as set in black slate effect laminate work surface, base units, eye height cupboards, cupboard under stairs, plumbing for automatic washing machine, space for electric oven, space for fridge, radiator and door to rear garden.

STAIRCASE AND LANDING leading to:-

FRONT DOUBLE BEDROOM (11.06 x 11.04 ft) with radiator.

REAR SINGLE BEDROOM (11.07 x 6.11 ft) with built-in cupboard and radiator.

SHOWER ROOM with Mira shower in cubicle, pedestal wash basin, low flush w.c, airing cupboard with wall mounted Worcester Bosch Combi boiler, radiator and vinyl flooring.

OUTSIDE : Small low maintenance garden to rear with patio and garden shed (shed not to be maintained, disposed of or replaced by the landlord).

LOCATION

To locate the property take the A607 Thorpe Road out of Melton, take the first left into Stafford Avenue, and the first left again into Algernon Road, the property can be found approximately 100 yards along on the right-hand side.

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 carpets and some blinds/curtains only.

Council Tax : Melton Borough Council : Band 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 : D

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL AND FIBRE AVAILABLE.



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 |
| 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.

