



**13 WILTON PLACE**  
MELTON MOWBRAY, LE13 0UN

**£550 Per month**  
Unfurnished

A well presented one bedroom first floor apartment located in a secure gated block in the heart of Melton Mowbray.

The self contained apartment benefits from a modern kitchen area with built in hob and oven, shower room with white suite and a wet electric central heating system. The property would provide ideal accommodation for a single professional person looking for a convenient town centre location.

The property is accessed via Wilton Terrace, please note there is no parking provided. The property is ideally situated for Melton train station which has direct links to Leicester/Oakham/Stamford/Birmingham, Peterborough and Cambridge.

Please note due to size of the apartment this is available to Individual Occupants Only.

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 - Above Shop



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with a radiator.

LIVING ROOM (13'4" x 10'4" max) with airing cupboard and a radiator open to:-

KITCHEN AREA (8'2" x 5'8") with a range of wall and base units, stainless steel sink and drainer unit as set in slate effect roll top laminate work surfaces, ceramic hob, electric oven and cooker hood, plumbing for automatic washing machine and heating cupboard.

REAR DOUBLE BEDROOM (10'9" x 8'10") with built-in wardrobe, and a radiator.

SHOWER ROOM with shower in tiled cubicle, wash basin, w.c. and a radiator.

### LOCATION

To locate the property from the High Street, walk along Wilton Terrace and as this becomes a pedestrian area, there is a security gate on your right-hand side which provides access to the flat

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band A.

Deposit : £634

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

Services : Mains electricity, water and drainage.

EPC : E rating.

STRICTLY NO PETS PERMITTED.

SINGLE OCCUPANTS ONLY.

Viewings : Strictly by appointment with Shouler & Son.

Internet : ADSL and Fibre available.

### 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

|                     |  |
|---------------------|--|
| <b>RENT:</b>        | £550 Per month, in advance, exclusive of rates and council tax.  |
| <b>DEPOSIT:</b>     | £634   |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.  |
| <b>COUNCIL TAX:</b> | Band   |
| <b>EPC:</b>         | This property has an Energy Performance Efficiency Rating Band E.<br>Ref<br>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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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 43                      | 46        |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |