



## 27 THE UPLANDS

MELTON MOWBRAY, LE13 0AF

£700

Not specified

The Uplands, Melton Mowbray: First Floor Two-Bedroom Apartment with Parking

A fantastic opportunity to secure a spacious two-bedroom, first-floor apartment located on The Uplands, a highly sought-after residential street in Melton Mowbray.

This property is ideal for a professional couple or seeking a comfortable and well-proportioned apartment or indeed a single professional.

With the added benefit of off-road parking, this apartment offers convenience and a welcoming living space just a short distance from the town centre and its many amenities.

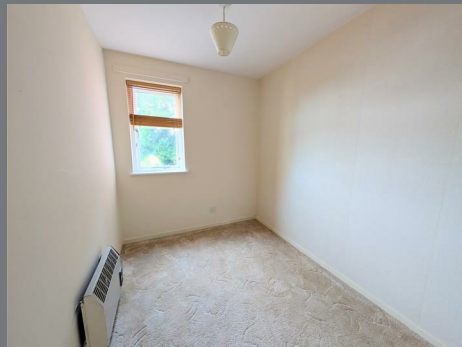
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 2 bedroom Flat - Purpose Built



# Viewing Highly Recommended

## ACCOMMODATION

### Communal Entrance Hallway

Access to the building is via a communal entrance hallway with stairs rising to the first floor.

### Reception Hallway

Upon entering the flat, you are greeted by a reception hallway with doors leading to all accommodation and an electric heater.

### Living Room

(4.28m x 4.01m) A generously sized living room that provides ample space for both relaxation and dining. The double-glazed window allows for plenty of natural light, creating a bright and airy feel, complemented by an electric storage heater for warmth.

### Kitchen

(2.08m x 4.56m) The fitted kitchen features a range of matching base and eye-level units, providing excellent storage. It comes equipped with an oven, hob, and fridge-freezer, with additional space for other appliances. A double-glazed window overlooks the rear, and a convenient storage cupboard is also included.

### Bedroom 1

(3.98m x 2.90m) A well-proportioned double bedroom with a double-glazed window. The landlord is flexible regarding the furniture shown in the photographs, offering the option for it to remain or be removed as required to suit your needs.

### Bedroom 2

(2.04m x 2.97m) A single room that could serve as a home office, a child's bedroom, or a guest room. The room includes a double-glazed window and an electric heater.

### Bathroom

(2.07m x 1.66m) The bathroom is fitted with a matching suite, comprising a panel-enclosed bath with a shower over, a WC, and a washbasin. The walls are partly tiled for a clean finish.

### 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 PART FURNISHED but should you wish to not have the wardrobes it could be removed.

Council Tax: Melton Borough Council : Band B.

Deposit: £807

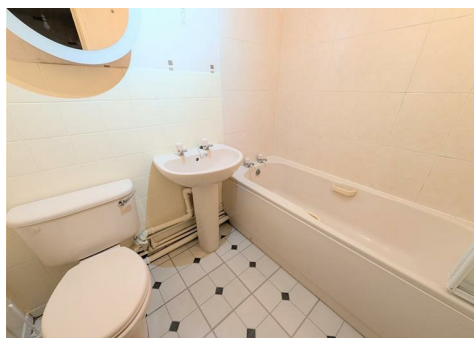
Term: A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water, electric heating and drainage.

EPC: TBC.

Strictly no pets permitted.

Viewings: Strictly by appointment with Shouler & Son .



## TERMS

<b>RENT:</b>	£700 , in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£807
<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 . Ref 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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**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>			
(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	