



26B ASFORDBY ROAD  
MELTON MOWBRAY, LE13 0HR

£675 Per month  
Unfurnished

Laurineknowe Villa offers a truly unique opportunity to reside in a one bedroom ground floor apartment. The period residence was been sympathetically renovated throughout in 2022 and the apartment is housed within an imposing Victorian building on Asfordby Road in the heart of Melton Mowbray. The property benefits from a fully fitted kitchen, modern efficient electric heating and is conveniently located within walking distance of Melton town center.

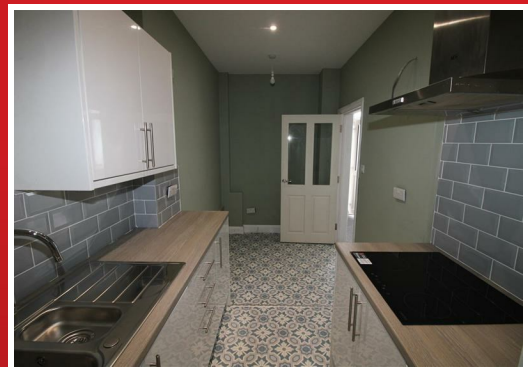
The apartment has been renovated to an high standard to include uPVC double glazed windows, modern electric panel and storage heaters, a fully fitted kitchen with oven, hob and space for further appliances, a three piece shower room and the property also benefits from secure gated off street parking to the rear for 1 car plus further guest parking for 1 car.

In brief the property comprises of a living room, galley kitchen, a double bedroom and a shower room.

A small pet would also be permitted at the landlords discretion at an increased rent of £25 PCM.

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



# Viewing Highly Recommended

## ACCOMMODATION

### LIVING ROOM (17.05 x 11.03 ft)

A large room with modern electric storage heater and uPVC door to car parking area.

### BEDROOM (16.11 x 8.10 ft)

A double bedroom with electric panel heater.

### KITCHEN (14.11 x 5.11 ft)

A fitted galley kitchen comprising of a range of gloss white eye and base level units, oak effect laminate work surfaces, stainless steel sink, space for a washing machine and fridge freezer, integrated electric oven and hob, AEG extractor fan, space for a small dining table, traditional tiled splashbacks and victorian tile effect vinyl flooring.

### SHOWER ROOM

A modern and contemporary three piece suite comprising of low flush WC, sink in unit with cupboard below, mirrored medicine cabinet, heated towel rail, shower enclosure with electric shower, aquaboard splashbacks and victorian tile effect vinyl flooring.

### OUTSIDE

There is parking for one car with a further one space for guest parking.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council - Band A.

DEPOSIT : £778

SERVICES : Main Electric, Water and Drainage.

EPC : Rating D.

INTERNET : Fibre and ADSL available.

PETS : A single small dog would be considered at the landlords discretion subject to an increased rent of £25 PCM and a professional carpet cleaning clause will be within the contract.

ELECTRIC GATES : Electric usage is being drawn from the circuit board in the apartment which subsequently powers the barrier. The barrier is running at 24 watts (0.1 amps). Readings were calculated that the usage based on 24 watts x 24 hours is 576 watts in a day. At a rate of 0.31p per KWH. 576 watts usage per day equates to 0.15p a day which is approx £1.05 a week. The rent has been adjusted to reflect this consideration.

### LOCATION

To locate the property take Asfordby Road out of Melton (A6006). At the junction once you enter this road the apartments can be found almost opposite Brooksby Melton Cottage on your 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.

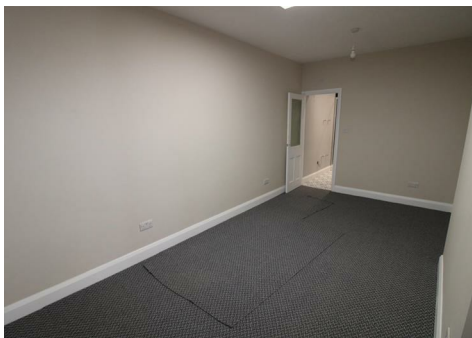
### Property Redress

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.



## TERMS

<b>RENT:</b>	£675 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£778
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	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: <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>		57	57
(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	