



**22 ASFORDBY ROAD**  
MELTON MOWBRAY, LE13 0HR

**£575 Per month**  
Unfurnished

A well presented self-contained ground floor apartment once forming part of a Victorian Villa. The property is conveniently situated within walking distance of the town centre and benefits from recent redecoration, gas-fired central heating and an enclosed garden to the rear.

The accommodation briefly comprises of a kitchen, living room, double bedroom, and a bathroom. Outside there is an allocated off-road parking space situated at the rear of 28 Asfordby Road and a gravelled garden .

\*Single 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 Flat



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

#### ENTRANCE PORCH

**KITCHEN** a fully fitted kitchen comprising of a range of wall and base units, stainless steel sink and drainer unit as set in black slate effect roll top laminate work surfaces, space for a gas cooker, space for a fridge, plumbing for automatic washing machine, radiator, and tiled flooring.

**LIVING ROOM** (12'11" x 10') with a radiator.

**INTERNAL HALL** with a radiator.

**BATHROOM** with white suite comprising panelled bath with fitted shower attachment, pedestal wash basin, and w.c., radiator, cupboard housing gas-fired combi boiler, tiled splashbacks, and vinyl flooring.

**DOUBLE BEDROOM** (10'11" x 7') with built-in wardrobe and a radiator.

**OUTSIDE** Single dedicated parking space at the rear of 28 Asfordby Road and a small enclosed gravelled rear garden area.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band A.

Deposit : £663

Occupants : Single occupants only due to limited size.

Term : An assured periodic tenancy is offered.

Internet : ADSL and Fibre.

Services : Mains electricity, gas, water and drainage.

EPC : D.

Viewings : Strictly by appointment with Shouler & Son.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : Planning for two semi detached dwellings to the rear of 26 Asfordby Road has been granted.

Accessibility: Ground floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent )

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

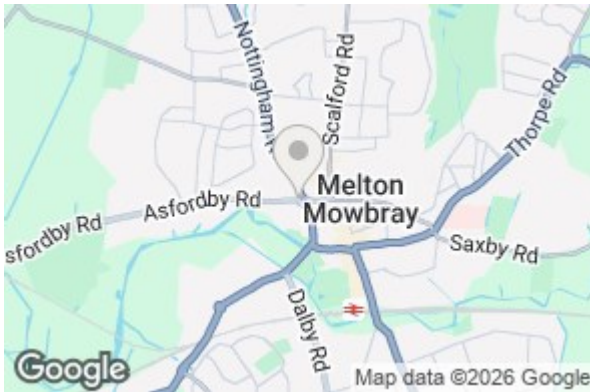
### LOCATION

To locate the property, take Asfordby Road out of the town centre. The property is located approximately 100 yards along on you right-hand side. The entrance door is at the rear of the building.



## TERMS

<b>RENT:</b>	£575 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£663
<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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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