



85A LEICESTER ROAD
MOUNTSORREL, LE12 7AJ

£750 Per month
Unfurnished

A well presented and refurbished one bedroom first floor apartment situated above a commercial shop in the sought after village of Mountsorrel near Loughborough.

The property has recently undergone a scheme of refurbishment to include new decor, flooring, kitchen and shower room. Parking is to the rear via gated parking.

The property comprises of entrance hall area, large living room and kitchen, double bedroom, shower room and one dedicated parking space.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Reception Hall : entered via hardwood to reception hall with intercom.

Bedroom : (4.0 x 4.1 m) a double bedroom with radiator and ornamental fire (not in use).

Shower Room : a newly fitted suite with mixer shower, heated towel rail, sink, WC and vinyl floor.

Kitchen/Sitting Room : (5.9 x 4.5 m) with steps down to a fully fitted shaker kitchen with a range of eye and base level units, wood effect worktops, stainless steel sink, integrated electric oven, integrated washer/drier, integrated fridge freezer, solid wood floors, ornamental fire (not in use), radiator, laminate flooring, under counter fridge, extractor fan, sash windows to front.

Outside : Parking to the rear, space for 1 car.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Chamwood Borough Council - Band A (TBC with Chamwood Council).

Deposit : £865

Services : Main Electric, Gas, Water and Drainage.

Term : An assured period tenancy is offered.

EPC : EPC On Order. Draft issued.

INTERNET : ADSL broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Stairs to first floor.

Construction: Brick under slate 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.

DISCLAIMER

TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

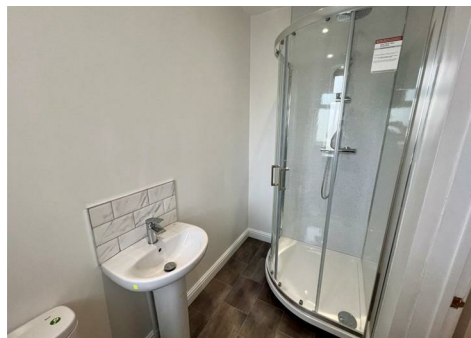
Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to Â£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



TERMS

RENT:	£750 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£865
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	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: 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	