



WICKLOW LODGE BURTON

MELTON MOWBRAY, LE13 1DP

£675 Per month
Part furnished

A spacious and well appointed one bedroom ground floor apartment located in this imposing period property conversion the south side of Melton.

The property benefits from modern open plan living which is finished to a high standard throughout and in brief the property comprises of entrance hall, kitchen living area, bedroom and bathroom.

The property has uPVC double glazing and gas fired central heating and also has use of the mature communal gardens and comes with off street parking for no more than 2 cars.

PROPERTY NOT AVAILABLE UNTIL MID OCTOBER 2026

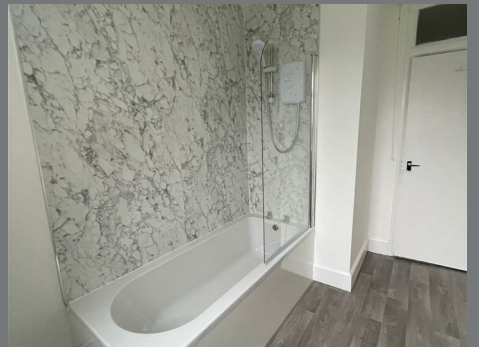
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment



Viewing Highly Recommended

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom for individual apartments, secure locked door and beautiful grand staircase leading to all flats.

ENTRANCE HALL

Ample space for coats and boots including a built in storage cupboard. Access to all rooms, vinyl flooring and a radiator.

OPEN PLAN LIVING KITCHEN

Well presented modern kitchen with built in oven, hob and extractor fan, space for upright fridge/freezer and under counter washing machine. Two bay windows and space for dining table/lounge area.

BEDROOM

Light and spacious double bedroom, radiator and uPVC Double glazed window.

BATHROOM

with white suite comprising a wash basin, w.c. and panelled bath with shower above and marble effect laminate splashback.

OUTSIDE

Off road parking available in the carpark for both residents and visitors only. Communal lawn area.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council : Band A.

Deposit : £778

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

INTERNET : ADSL and Fiber broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

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

Take Burton Road out of Melton Mowbray town centre. After crossing the railway bridge, continue up Burton Road and Wicklow lodge is situated opposite Victoria Street on your left hand side. The flat is accessed via the main door and up the stairs to the half landing. Turn right, and the flat will be found on your left 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 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.



TERMS

RENT:	£675 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£778
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		