



**1A WELL STREET**  
LANGHAM, OAKHAM, LE15 7JS

**£750 Per month**  
Furnished

A fantastic opportunity to reside in this well appointed studio apartment located in the highly sought after village of Langham near Oakham.

The property is fully furnished (however some can be removed on request), double glazed throughout and electric heating and has a shower room and courtyard garden.

Langham is located 5 minutes from the market town of Oakham which has good rail links to Stamford, Peterborough, Cambridge, Leicester and Birmingham.

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 House - Terraced



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**LIVING/KITCHEN/BEDROOM** (20.73 x 18.08 ft at the widest point) entered via a composite door with electric Dimplex heater and oak effect laminate flooring, several items of furniture to include bed, sofa, coffee table, side board etc, inbuilt wardrobe/storage, a modern kitchen comprising a range of eye and base level units comprising tumble drier, washing machine, fridge/freezer (fridge, washing machine and tumber drier not to be maintained, disposed of or replaced by landlord), electric oven and hob. Kickspace electric heater with remote, laminate worktops, stainless steel sink, timber double glazed door to rear courtyard.

**SHOWER ROOM** : with sink in vanity unit, low flush WC, shower enclosure with electric shower, medicine cabinet, chrome heated towel rail, tiled splashbacks and tiled flooring.

**OUTSIDE** : Parking to the front on the street. Gravelled garden to the rear with side access to the front. There is also a large timber storage shed ideal for tools/bikes etc.

### LOCATION

As you enter Langham from Melton turn left into Well Street (second Left as you enter village) and then the property can be found 25 meters up on your right hand side).

### IMPORTANT TENANCY INFORMATION

The Property Is **FLEXIBLY FURNISHED** (some items can be removed prior to the start of the tenancy).

**INTERNET** : ADSL and Fibre Broadband internet available.

**Council Tax** : Rutland County Council : Band : A

**Deposit** : £865

**Term** : An assured periodic tenancy is offered.

**Services** : Mains electricity, water, gas and drainage.

**EPC** : D

**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**: All on 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.

### 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**



## TERMS

|                     |                                                                                                                                                                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RENT:</b>        | £750 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                                     |
| <b>DEPOSIT:</b>     | £865                                                                                                                                                                                                                                                                                                |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.                                                                                                                                                                                                                                                         |
| <b>COUNCIL TAX:</b> | Band A                                                                                                                                                                                                                                                                                              |
| <b>EPC:</b>         | <p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>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></p>                          |
| <b>REDRESS:</b>     | <p>Shouler &amp; 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></p> |



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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