

FLAT 4, 1 THE CRESCENT

MELTON MOWBRAY, LE13 0NF

£525 Per month

Unfurnished

A well-presented one bedroom ground floor apartment situated in a convenient location with access to the town centre and local supermarket.

The modern accommodation briefly comprises a living/kitchen area, one double bedroom and en-suite bathroom. The property benefits from gas-fired central heating and would be ideal for a single occupant looking for accomodation within walking distance to the town centre.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

EST. 1846

SHOULERS

RESIDENTIAL | RURAL | COMMERCIAL

1 bedroom Apartment









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
ENTRANCE HALL with coat hooks, power sockets, and a radiator.

LIVING ROOM/KITCHEN with a range of high gloss white fronted wall and base units, stainless steel sink top as set in granite style work surfaces, space for a cooker, extractor fan, space and plumbing for washing machine, ceramic tiled splashbacks, large cupboard housing the combination central heating boiler, and bay window with blind.

DOUBLE BEDROOM with built-in wardrobes and cupboards, and a radiator.

EN-SUITE BATHROOM with stylish white suite comprising w.c., wash basin and bath with mixer tap and shower attachment, tiling, shower curtain, radiator and an extractor fan.

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and blinds only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band A.

Deposit : £605

Term : An assured periodic tenancy if offered.

Services : Mains electricity, water, gas and drainage.

EPC : D rating.

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 applicable. Please look to www.melton.gov.uk/planning for any relevant applications.

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.

SHOULERS
EST. 1846
RESIDENTIAL | RURAL | COMMERCIAL

TERMS

RENT:	£525 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£605
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	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: 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/

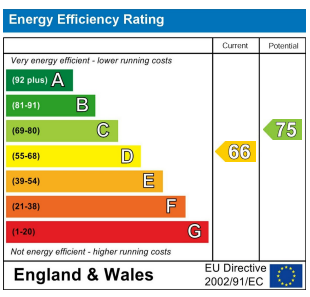


Shoulers LLP, County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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.



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 Shoulers nor their clients guarantee the accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shoulers has authority to give any representation or warranty in respect of this property.