

APARTMENT 29 CHAPEL STREET

MELTON MOWBRAY, LE13 1LZ

£700 Per month

Part furnished

A newly converted and renovated ONE bedroom first floor apartment conveniently situated in the heart of Melton Mowbray.

The apartment is located within the Kings Road College development and is entered via a secure hardwood door to a communal hallway.

The apartment benefits from fully double glazed windows, modern electric heating, a newly fitted shower room, newly fitted kitchen with all appliances included.

The apartment comprises of entrance hallway, kitchen/living room, small office area, one double bedroom and shower room. The property also has parking to the designated car park for 1 car.

The apartment is ideally situated in the heart of Melton which benefits from many independant shops, bars, boutiques and cafes. Melton train station is also a 5 minutre walk away which has good links to Oakham, Stamford, Peterborough, Cambridge, Leicester and Birmingham.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

EST. 1846

SHOULERS

RESIDENTIAL | RURAL | COMMERCIAL

1 bedroom Flat - Conversion









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
COMMUNAL ENTRANCE HALL : Entered via hardwood door to communal entrance hallway with stairwell to first floor.

ENTRANCE HALL : With cupboard, intercom and door to kitchen/living room.

KITCHEN/LIVING ROOM (23.07 x 10.02 ft at widest point) : A modern open plan kitchen living area, two windows, electric radiator and a modern fitted kitchen with a range of gloss white eye and base level units, granite effect laminate worktops, Bosch integrated electric hob and oven, stainless steel sink, integrated extractor fan, Bosch freestanding washer drier, Hisense fridge freezer, wood effect vinyl tile floor and carpet.

OFFICE AREA (8.05 x 3.07 ft) with window.

BEDROOM ONE (15.04 x 8.08 ft) : A double bedroom with electric radiator and large window.

SHOWER ROOM : With low flush WC, large shower enclosure with mixer shower, ceramic sink, vinyl tile flooring, heated towel rail, tiled splasbacks.

OUTSIDE : 1 car parking space to the front car park.

IMPORTANT TENANCY INFORMATION
The Property is UNFURNISHED to include carpets and curtains only with kitchen appliances.

INTERNET : ADSL and Fibre broadband available.

Council Tax : Melton Borough Council : Band TBC as MBC yet to assign banding.

Deposit : £807

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water, drainage.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : Band TBC (EPC ON ORDER)

PETS : Strictly no pets permitted.

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.

DISCLAIMER





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TERMS

RENT:	£700 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£807
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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/

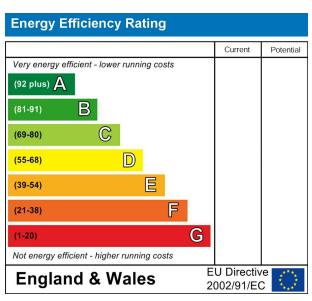


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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