

58B DALBY ROAD

MELTON MOWBRAY, LE13 0BH

£795 PCM

Unfurnished

A spacious and well presented TWO bedroom ground floor apartment forming part of this superb development in a highly sought after area of Melton Mowbray.

The property benefits from modern electric heating and uPVC double glazing throughout and an ensuite.

The accommodation briefly comprises an entrance hall, lounge, breakfast kitchen, double bedroom with en-suite shower room, single bedroom and a family bathroom. Outside, the tenant has two parking spaces and use of the communal gardens.

New Dorian Lodge is situated within easy reach of Melton town centre and the railway station and has off street parking to the front and also rear car park.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

www.shoulers.co.uk

EST. 1846

SHOULERS

RESIDENTIAL | RURAL | COMMERCIAL

2 bedroom Apartment









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
ENTRANCE HALL with storage cupboard, airing cupboard with electric immersion heater and electric radiator.

LOUNGE (14'1" x 13'0") with double patio doors to garden and electric radiator.

BREAKFAST KITCHEN (10'1" x 9'5") with a range of wall and base units, sink unit as set in laminate work surfaces, electric hob, oven and cooker hood, refrigerator with deep freeze compartment, plumbing for a washing machine and an electric radiator.

FRONT DOUBLE BEDROOM (14'6" x 7'10") with electric radiator and EN-SUITE SHOWER ROOM with Mira power shower in corner cubicle, wash basin, w.c. and heated towel rail.

FRONT SINGLE BEDROOM (11'5" x 6'10") with electric radiator.

BATHROOM with panelled bath, pedestal wash basin, w.c. and heated towel rail.

OUTSIDE Two parking spaces. (One to front, one to rear). Use of communal gardens.

DIRECTIONS
To locate the property, take the B6047 Dalby Road from the town centre. After crossing the railway bridge, New Dorian Lodge can be found approximately 200 yards along on your right-hand side. Please ensure you park in the space marked 58B.

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 £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 outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.

Property Redress
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/
Client Money Protection
We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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

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

Council Tax : Melton Borough Council : Band C.

Deposit : £917

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage.

EPC : Band D.

NO PETS PERMITTED AS A LEASEHOLD PROPERTY and leasehold prohibits housing of pets within development.

INTERNET : ADSL and Fibre and Satellite available.

VIEWINGS : Strictly by appointment with Shouler & Son only.







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TERMS

RENT:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band C
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
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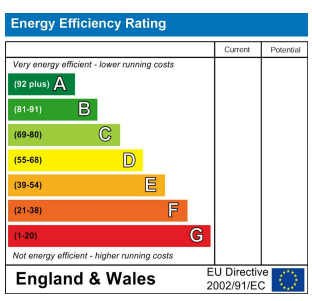


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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