



FLAT 1, 193 THORPE ROAD
MELTON MOWBRAY, LEICESTERSHIRE, LE13 1SF

£395 p.m.x.
Part Furnished

A spacious one bedroom first floor apartment conveniently located for local shops and supermarkets. The accommodation briefly comprises a kitchen, lounge, one double bedroom, and a bathroom. The property has uPVC double glazing and would provide ideal accommodation for a professional person or couple.



Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

One bedroom apartment

ACCOMMODATION

ENTRANCE HALL

STAIRCASE AND LANDING with an airing cupboard, leading to: -

LOUNGE (15'7" x 12'5" max) with an electric storage heater.

DOUBLE BEDROOM (12'5" x 9'11" max) with an electric storage heater.

KITCHEN with a range of wall and base units, stainless steel sink unit as set in black marble effect roll top laminate work surfaces, tiled splashbacks, freestanding electric hob and oven, and a washing machine (not to be maintained by landlord).

BATHROOM with white suite comprising bath with electric shower over, wash basin and w.c., and tiled splashbacks.

OUTSIDE

Garden to front.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which means carpets and a cooker and washing machine only.

TERMS

RENT: £395 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £455

TERM: A one-year shorthold tenancy is offered.

SERVICES: Mains electricity, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band A.

EPC: This property has an Energy Performance Efficiency Rating Band E.

Ref: 8238-6327-5960-1133-3902

A full copy of the EPC is available upon request or can be downloaded from:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8238-6327-5960-1133-3902>

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/>

LOCATION

To locate the property, take the A607 Thorpe Road out of Melton Mowbray. After passing the hand car wash on your left-hand side, the property is situated a further 20 yards along Thorpe Road.



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Melton Mowbray, Leicestershire, LE13 0UJ

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