



Estate Agents, Val



13A LEICESTER STREET

MELTON MOWBRAY, LE13 0PP

Per month

£435 Per



A self-contained one bedroom first floor flat ideally situated in the heart of the town centre. The property benefits from full gas-fired central heating, sash windows, neutral décor throughout and a dedicated parking space to the rear. It would provide ideal accommodation for a professional person or couple.



ACCOMMODATION

ENTRANCE HALL

with airing cupboard.

LIVING KITCHEN

with stainless steel sink unit as set in roll top laminate work surfaces, a range of wall and base units, gas hob and electric oven integrated fridge, plumbing for automatic washing machine, built-in cupboards and two radiators.

REAR DOUBLE BEDROOM

with a radiator.

BATHROOM

with white suite comprising panelled bath with fitted shower over, wash basin, w.c., wall mounted gas-fired central heating boiler and a radiator.

OUTSIDE

Parking Space

STRICTLY NO PETS

Please note that this property is to let PART FURNISHED which generally means carpets and curtains only.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.

Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton Borough Council

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION

To locate the property from the Market Place, take Leicester Street and turn left into Leicester Place. Between No's 2 & 3, there is a passageway leading to the flats.



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

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	