



11A NOTTINGHAM ROAD
MELTON MOWBRAY, LE13 0NP

£575 Per month
Unfurnished

A spacious two bedroom first floor apartment situated within close proximity of Melton town centre. This newly decorated property benefits from agas central heating system, uPVC double glazing and off street parking to the front. In brief the property comprises, hallway, lounge, two bedrooms, kitchen and a bathroom and would ideally suit a professional single occupant or couple.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with stairs leading to the landing.

INNER HALL

with fitted cupboard and a radiator.

LOUNGE

14'8 x 9'9

with a radiator

KITCHEN

with a range of wall and base units with stainless steel handles, granite effect work surface, stainless steel sink and drainer unit, inset Whirlpool ceramic hob with tiled splash back, electric oven under and brushed stainless steel extractor hood over, space for a fridge freezer, plumbing for a washing machine with roof light and a radiator.

REAR DOUBLE BEDROOM

12'5 x 9'5 max

with a radiator.

FRONT DOUBLE BEDROOM

10'4 x 8'6

with a radiator.

BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., tiled splash back, cupboard housing Pro Exclusive combination gas central heating boiler and a radiator.

OUTSIDE

One off-road parking space to the front.

PETS

STRICTLY NO PETS

LOCATION

The property is located towards the bottom of Nottingham Road and is identifiable by our board.

VIEWINGS

Strictly by appointment with Shouler and Sons.

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 Â£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.

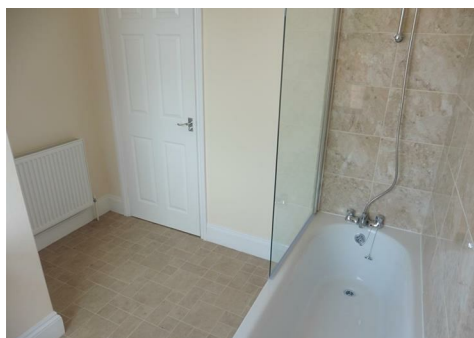
Property Redress

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).

UN-FURNISHED



TERMS

- RENT:** £575 Per month, in advance, exclusive of rates and council tax.
- DEPOSIT:** £663
- VIEW:** Strictly by appointment with Shouler & Son.
- COUNCIL TAX:** Band
- 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: <http://www.epcregister.com/>
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This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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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	