



13D BURTON STREET
MELTON MOWBRAY, LE13 1AE

£450 Per month
Part furnished

A spacious one bedroom first floor flat conveniently located in the heart of the town centre which would provide ideal accommodation for a professional person or couple. Benefitting from high ceiling and views of St Mary's Church, the accommodation briefly comprises a lounge with bow window, a good-sized dining kitchen, double bedroom and a bathroom. The property has electric heating and single glazed windows.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with security phone.

LOUNGE

16'8" x 12'7"

with large bow window overlooking St Mary's Church, modern electric heater and decorative feature fireplace.

REAR DOUBLE BEDROOM

13'11" x 8'5"

with timber sash window.

DINING KITCHEN

15'3" x 8'1"

with a range of wall and base units, stainless steel sink and drainer unit, breakfast bar, freestanding electric oven, tiled splash backs, plumbing for automatic washing machine and modern electric heater.

BATHROOM

with white suite comprising pedestal wash basin, w.c., and fibreglass panelled bath, built-in cupboard, Dimplex wall heater and vinyl flooring.

STRICTLY NO PETS

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

LOCATION

To locate the property, take the passageway between the convenience store and the Bede Houses on Burton Street. The entrance to the property can be found on your left hand side.

TERM

A one year shorthold tenancy is offered.

SERVICES

Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with Shouler and Son.

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 license 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).

TERMS

RENT:	£450 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£515
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

