



**7 KING EDWARD AVENUE**  
MELTON MOWBRAY, LE13 1FW

**£725 Per month**  
Part furnished

A fantastic opportunity to reside in this well-appointed and SPACIOUS TWO BEDROOM first floor apartment within this impressive Victorian period residence which once formed part of the King Edward VII School.

The property has been sympathetically renovated both internally and externally by the current developers and benefits from a high level of finish throughout to include new fixtures and fittings, new uPVC windows and modern electric heating, the master bedroom also has an ENSUITE. Outside there are two parking spaces to the residents' car park.

In brief the property comprises of main entrance hall, entrance hallway, two double bedrooms one with ensuite, open plan kitchen/living area, and family bathroom.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 2 bedroom Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with intercom, storage cupboard, electric radiator, cupboard housing hot water tank and wood effect vinyl flooring.

### KITCHEN/DINING ROOM

15'5" x 13'3"

with a newly fitted kitchen comprising a range of wall and base units, roll top laminate work surfaces, free standing washing machine, space for a condensing tumble drier, stainless steel sink, integrated dishwasher, integrated electric oven and hob, large integrated fridge freezer, overhead AEG stainless steel extractor fan, ceiling spotlights, electric radiator, and wood effect vinyl flooring.

### DOUBLE BEDROOM

12'8" x 10'10"

with an electric radiator, built-in wardrobe, and door to ENSUITE comprising a wash basin with cupboard below, w.c., and shower enclosure with mixer shower, aquaboard splash backs, heated towel rail and wood effect vinyl flooring.

### DOUBLE BEDROOM

14'8" x 8'3"

with an electric radiator and built-in wardrobe.

### BATHROOM

with white suite comprising wash basin with cupboard below, w.c., and panelled bath with screen and shower attachment, heated towel rail, aquaboard splash backs, ceiling spotlights and wood effect vinyl flooring.

### OUTSIDE

Communal bin store.

Two parking spaces situated in the residents' car park.

### PETS

STRICTLY NO PETS

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

### LOCATION

To locate the property, take Burton Street out of the town centre which then

becomes Burton Road. Pass over the railway bridge and proceed up Burton Road. As you approach the brow of the hill take the left hand side turning onto King Edward Avenue and 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

<b>RENT:</b>	£725 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£836
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band C. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	