



15 FOX YARD

LEICESTER STREET, MELTON MOWBRAY, LE13 0PP

£450 Per month

Part furnished

**** OVER 40's ONLY - AVAILABLE NOW**** A fantastic opportunity to reside in this second floor one bedroom open plan apartment situated in a historic grade II listed building conveniently located in the heart of Melton Mowbray.

The property benefits from modern fixtures and fittings throughout, original character features such as sash windows and gas-fired central heating.

The accommodation briefly comprises an entrance hall, kitchen/living room, shower room and double bedroom. The property is available to let on a three year tenancy and available exclusively to individuals over the age of 40.

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

Leading to:-

OPEN PLAN LIVING KITCHEN

15'6" x 13'9"

with a range of gloss fronted wall and base units, stainless steel sink and drainer unit as set in laminate worksurfaces, tiled splashbacks, Lamona built-in hob with electric fan assisted oven under and an extractor hood over, plumbing for a washing machine, laminate flooring to kitchen area, recessed storage area and a radiator.

FRONT DOUBLE BEDROOM

12'5" x 9'11"

with a radiator.

SHOWER ROOM

with white suite comprising corner shower unit, washbasin and w.c., tiled splashbacks, laminate flooring, gas central heating boiler and a radiator.

STORE CUPBOARD

located on the second floor landing.

OUTSIDE

Parking space available for one car to the rear.

STRICTLY NO PETS

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

LOCATION

The former Fox Inn is situated on Leicester Street, just off the Market Place in the centre of the town. Located opposite Stuart Westmoreland, the apartment's access is to the rear of the building, through the vehicular archway.

TERM

A three year shorthold tenancy is offered.

COUNCIL TAX

Band A.

VIEWINGS

Strictly by appointment with Shouler and Son.

SERVICES

Mains electricity, gas, water and drainage.

EPC

This property is exempt from the requirement of an EPC rating as the property is listed.

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:	£519
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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: https://www.gov.uk/find-energy-certificate
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/



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

Tel: 01664 560181

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

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