



HORSESHOE COURT WEST

OAKHAM, LE15 6BF

£575 Per month
Part furnished

Modern one bedroom, ground floor apartment conveniently located close to local amenities and public transport links. The accommodation briefly comprises an entrance hall, open plan living with integrated appliances, one double bedroom and a bathroom and off road parking. The property uPVC double glazing and a gas-fired central heating system. Outside there is a car park with one allocated parking space and a communal garden area.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment - Purpose Built



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with a uPVC front door and a radiator with access to all other rooms.

OPEN PLAN LIVING

a range of modern white wall and base units, laminate work tops 1½ sink and drainer unit, fan assisted electric oven and electric hob with extractor hood over, free standing fridge (not to be maintained by the landlord), integrated washing machine and dryer, tiled splashbacks, central heating boiler, radiator and uPVC window.

DOUBLE BEDROOM

Freshly decorated spacious bedroom with room for a double bed and wardrobes, includes a radiator and uPVC window facing on to the rear of the property.

BATHROOM

with white suite comprising a wash basin, w.c. and panelled bath with shower above, tiled splashback and a radiator.

OUTSIDE

one, off road, allocated parking space to the front of the property. Shared lawn to the rear of the apartment.

LOCATION

As you travel up West Road the property is on your right hand side, next door to the Co-Op.

PETS

STRICTLY NO PETS

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 £50,000).

Initial monthly rent

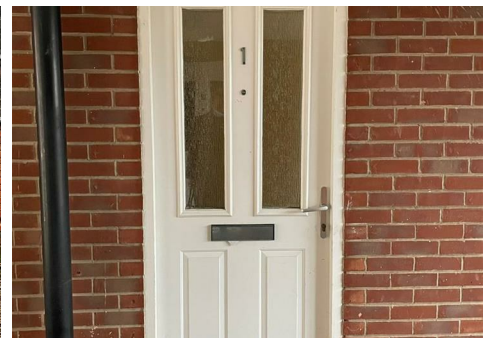
During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

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).



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 C. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(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	