



8 MELTON ROAD

WALTHAM ON THE WOLDS, MELTON MOWBRAY,

LE14 4AJ

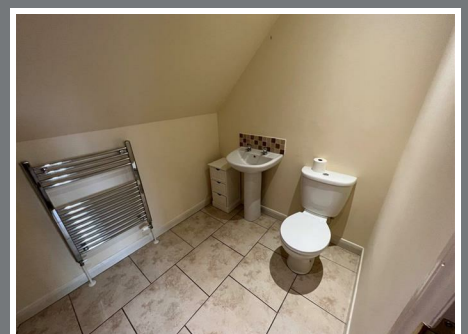


Per month

£575 Per

****LET PRIOR TO GOING TO MARKET - UNDER APPLICATION - SIMILAR PROPERTIES REQUIRED****

A self contained first floor apartment located in the sought after village of Waltham on the Wolds. Benefitting from oil fired heating and timber double glazing. The property comprises of kitchen/living area, bedroom and shower room and would ideally suit a professional individual.



ACCOMMODATION

SUMMARY

LOUNGE/KITCHEN : Entered via hardwood door with radiators, a range of eye and base level units, laminate worktops, integrated fridge and freezer, integrated electric oven, integrated electric hob, extractor fan, tiled splashback and oak laminate flooring.

BEDROOM : A double bedroom with radiator.

SHOWER ROOM : A three piece suite comprising low flush WC, sink, shower enclosure with mixer shower, tiled splashbacks and tiled flooring.

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).

TENANCY INFORMATION

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: . xxx year lease from xxxx.

Current service charge is £xxxx per calendar month.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX:

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

LOCATION



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

Tel: 01664 560181

www.shoulers.co.uk
housesales@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		
(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	