



23A BURTON STREET
MELTON MOWBRAY, LE13 1AE

£500 Per month
Unfurnished

A well presented second floor apartment situated within this period building in the heart of Melton Mowbray. Overlooking the church, the property has been tastefully converted and retains many of its original features. The flat benefits from gas fired central heating, original sash windows and an entry phone system. This property would provide ideal accommodation for a professional person or couple looking for a town centre location.

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 - Above Shop



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL

STAIRCASE AND LANDING leading to:-

LOUNGE (11'5" x 10'6" min) with feature cast iron fireplace and a radiator.

BREAKFAST KITCHEN (9'5" x 9'1" min) with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, space for a cooker, extractor fan, space for fridge freezer, plumbing for a washing machine, wall mounted gas-fired central heating boiler, tiled splashbacks, radiator and cupboard housing hot water cylinder.

REAR DOUBLE BEDROOM (10'6" x 9'8" max) with feature cast iron fireplace and a radiator.

BATHROOM with white suite comprising panelled bath, pedestal wash basin and w.c., extractor fan and a radiator.

DIRECTIONS

The property is situated on Burton Street opposite the Anne of Cleaves public house. Walk through the archway towards Beeby's Yard and the entrance to the flat is situated on your right-hand side, behind Moores Estate Agents.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some curtains/blinds only.

Council Tax : Melton Borough Council : Band A.

Deposit : £576

Term : A 12 month assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water, gas and drainage.

INTERNET : Broadband Available, ADSL.

EPC : E rating (on order).

STRICTLY NO PETS PERMITTED.

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

TERMS

RENT:	£500 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£576
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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