



11 NOTTINGHAM ROAD
MELTON MOWBRAY, LE13 0NP

£675 Per month
Unfurnished

A well presented and spacious TWO BEDROOM ground floor apartment with a large courtyard garden situated within walking distance of the centre of Melton Mowbray. The property benefits from gas fired central heating, uPVC double glazing and a rear paved garden. The accommodation briefly comprises of lounge, breakfast kitchen, utility room, two bedrooms and a bathroom. Outside there is an enclosed rear paved garden and off road parking for one car to the front.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Flat



Viewing Highly Recommended

ACCOMMODATION

LOUNGE

14'8" x 14'3" max
with bay window to front and a radiator.

SIDE SINGLE BEDROOM

13'7" x 6'2" max
with a radiator.

REAR DOUBLE BEDROOM

12'4" x 10'6" max
with a radiator.

INTERNAL HALLWAY

with a radiator.

KITCHEN

with a range of wall and base units having stainless steel handles, granite effect laminate work surface, stainless steel sink and drainer unit, electric inset hob with tiled splash back, electric oven under and brushed stainless steel extractor hood over and a radiator.

UTILITY ROOM

with laminate worktop, plumbing for a washing machine, door to courtyard and a radiator.

BATHROOM

with white suite comprising bath with shower over, wash basin and w.c., Pro Exclusive combination gas central heating boiler, tiled splash backs, extractor fan and a radiator.

OUTSIDE

Enclosed courtyard garden and one off-road parking space to the front.

LOCATION

The property is located towards the bottom of Nottingham Road on the left hand side and is identifiable by our board.

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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band : A.

Deposit : £778

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

Services : Mains electricity, water, gas and drainage.

EPC : D

STRICTLY NO PETS PERMITTED.



TERMS

RENT:	£675 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£778
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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