



2A WICKLOW LODGE BURTON £450 Per month

MELTON MOWBRAY, LE13 1DP

Unfurnished

A fantastic opportunity to reside in this one bedroom self contained first floor apartment situated in this former 19th century hunting lodge located at the top of Burton Road in Melton Mowbray.

The property benefits from gas fired central heating, views over the mature tree lined gardens, off road parking and use of the communal mature lawned gardens and would provide ideal accommodation for a single professional individual.

The property comprises of living room/kitchen, double bedroom, bathroom and has views over the mature tree filled grounds. The property has gas fired heating and timber sash windows.

AVAILABLE JANUARY 2025

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



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALL

with airing cupboard.

LOUNGE

with a radiator.

KITCHEN

Fitted kitchen with stainless steel sink unit, roll top laminate work surfaces, base units and eye height cupboards and wall mounted Worcester gas-fired combi central heating boiler. Space for washing machine, under counter fridge freezer and space for electric oven.

DOUBLE BEDROOM

with a radiator.

BATHROOM

with panelled bath with shower tap attachment, pedestal wash basin, low flush w.c. and a radiator.

OUTSIDE

Off-road parking space Use of communal lawned gardens

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtain tracks only.

SINGLE OCCUPANTS ONLY.

Council Tax : Melton Borough Council : Band A.

Deposit : £519

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, optical and standard ADSL broadband.

EPC : C rating.

STRICLTY NO PETS PERMITTED.

VIEWINGS : Strictly by appointment with Shouler & Son only.

LOCATION

Take the A606 Burton Road out of the town centre. Wicklow Lodge is situated on the left-hand side of the road just past Wicklow Avenue. On entering Wicklow Lodge, take the staircase to the first floor and bear right through the archway. Flat 2a is the first door on the right-hand side.

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 Â£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: | £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 C. 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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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 | | 69 | 78 |
| (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 | |