



**16 FOX YARD LEICESTER**  
MELTON MOWBRAY, LE13 0PP

**£575 Per month**  
Unfurnished

A well-presented ONE bedroom second floor apartment situated in a historic Grade II listed building conveniently located in the heart of the thriving market town of Melton Mowbray.

The property is newly decorated throughout with new carpets and benefits from modern fixtures and fittings, retaining many original character features and also benefits from gas-fired central heating and timber sash windows.

The accommodation briefly comprises entrance hall, open plan kitchen/living room, a shower room and a double bedroom.

The property is to let on a 3 year assured shorthold tenancy and available exclusively to those aged 40 and over to single occupants only.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 1 bedroom Apartment - Above Shop



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**LOUNGE/KITCHEN** (19.4 x 10.6 ft) An open plan room with exposed beam, a range of wall and base kitchen units, stainless steel sink and drainer unit as set in laminate work surfaces, tiled splashbacks, built-in hob with electric fan assisted oven under and an extractor hood over, freestanding washing machine (not to be maintained or replaced by the landlord), laminate flooring to kitchen area, gas central heating boiler and a radiator.

**DOUBLE BEDROOM** (10.7 x 9.1 ft) with BT telephone socket and a radiator.

**SHOWER ROOM** with white suite comprising corner shower unit, washbasin and w.c., tiled splashbacks, laminate flooring and a radiator.

**STORE CUPBOARD** located on the second floor staircase.

**OUTSIDE** Parking space available for one car. This is behind a barrier, no visitor parking is permitted within the private car park.

### LOCATION

The former Fox Inn is situated on Leicester Street, just off the Market Place in the centre of the town. Located opposite Stuart Westmoreland, the apartment's access is to the rear of the building, through the archway.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtain poles only.

Council Tax : Melton Borough Council : Band A.

Deposit : £663

Term : A 3 year assured short hold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, water, gas and drainage.

EPC : Band C

Internet : ADSL and fibre available.

Viewings : Strictly by appointment with Shouler & Son.

Terms : Over 40's only. Single occupants only.

**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 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

<b>RENT:</b>	£575 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£663
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

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[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

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