



13A BURTON STREET
MELTON MOWBRAY, LE13 1AE

£575 Per month
Unfurnished

A well presented and spacious one double bedroom first floor apartment situated in the historic Grade II listed building of 'The Old Club' in Melton Mowbray opposite St Marys Church in the town centre. The property benefits from high ceilings and views over St Marys Church, original bowed bay window, modern smart electric heating and would provide ideal accommodation for a professional person or couple.

The property comprises of entrance hall, kitchen, sitting room and bathroom. It is ideally located within the heart of Melton Mowbray town centre and within walking distance to the train station which offers good links to Birmingham, Stamford, Oakham, Cambridge and Leicester.

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

LOUNGE

19'10 x 16'03

with single glazed bow window, built in cupboard and smart electric heater.

FRONT DOUBLE BEDROOM

13'02 x 11'04

A double bedroom with sash window and smart electric heater.

DINING KITCHEN

17'11 x 9'01

A spacious kitchen with stainless steel sink and drainer unit built into laminate work surfaces, space for an electric oven, fridge freezer and washing machine, breakfast bar, base units and smart electric heater.

BATHROOM

Comprising of a white suite to include panelled bath, electric shower, wash basin, WC, airing cupboard and electric wall heater.

LOCATION

To locate the property the entrance way is opposite the church, pass by the side of the Bede Houses and the entrance door is to your left hand side.

IMPORTANT TENANCY INFORMATION

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

Council Tax : Melton Borough Council Band A.

Deposit : £663

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

Services : Mains electricity, water and drainage.

EPC : E.

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL AND FIBRE

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).



TERMS

RENT:	£575 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£663
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

