



26D ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HR

£775 Per month
Part furnished

A well presented and spacious TWO bedroom apartment situated within an imposing Victorian residence in the heart of Melton Mowbray. The property benefits from a fully fitted charcoal grey kitchen with integrated oven and hob, modern electric heating and is conveniently located within walking distance of Melton town centre.

The two bedroom ground floor apartment has been sympathetically renovated to an exacting standard to include new uPVC double glazed windows, modern electric panelled heaters, a fully fitted kitchen with oven, hob and space for further appliances, a three piece shower room and also benefits from secure off street parking to the rear for 2 cars.

In brief, the property comprises of a large living kitchen area, two double bedrooms and a shower room.

A small pet would also be permitted at the landlords discretion at an increased rent of £25 PCM.

The property would be ideally suited to anyone looking for modern conveniences in a period property with easy access to the town centre. The property has good links to both Loughborough, Leicester and Nottingham and both the train station and town park are a mere 5 minute walk.

Viewing strictly by appointment with
the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment



Viewing Highly Recommended

ACCOMMODATION

KITCHEN LIVING ROOM (18.06 x 16.11 ft)

A spacious and light room which benefits from a fully fitted charcoal grey kitchen comprising of a range of eye and base level units with wood effect work surfaces, under counter lighting, space for a washing machine, stainless steel sink with mixer tap, space for freestanding fridge freezer, integrated electric oven and electric hob, stainless steel extractor fan, ceiling spotlights, tiled splashbacks and a victorian tile effect vinyl flooring. The living area has a grey barbour carpet with door to outside and electric heater.

BEDROOM ONE (12.03 x 11.00 ft)

A double bedroom with electric heater, velux window to ceiling with LED lights and doors to both shower room and lounge area.

BEDROOM TWO (12.03 x 11.00 ft)

A double bedroom with panel heater and ceiling spotlights.

SHOWER ROOM

Three piece suite comprising of corner shower enclosure with electric shower, wall mounted electric heated towel rail, sink and low flush WC built into unit, mirrored medicine cabinet, ceiling spotlights, aquaboard splashbacks and victorian tile effect vinyl flooring.

OUTSIDE

The property benefits from two off road parking spaces situated within the dedicated car park.

LOCATION

To locate the property take Asfordby Road out of Melton (A6006). At the junction once you enter this road the apartments can be found almost opposite Brooksby Melton Cottage on your 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 £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 PART FURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council - Band A.

Pets : A single small pet would be considered at the landlords discretion subject to an increased rent of £25 PCM and a professional carpet cleaning clause will be within the contract.

Deposit : £894

Term : An initial 12 month assured shorthold tenancy is offered thereafter a periodic tenancy.

Services : Main Electric, Water and Drainage.

EPC : Rating D.

Internet : ADSL and Fibre.

WHAT3WORDS

///takes.afford.glaze



TERMS

RENT:	£775 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£894
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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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			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	