



50 THORPE ROAD
MELTON MOWBRAY, LE13 1SQ

£550 Per month
Unfurnished

A well presented one bedroom first floor apartment situated in this converted Victorian Villa close to the town centre on Thorpe Road. The property includes full gas fired central heating, uPVC double glazing, and a dedicated parking space to the rear.

Thorpe Road is conveniently located for Tesco and other local amenities and in brief the property comprises of lounge, kitchen, internal hallway, double bedroom and a bathroom.

The property would make ideal accommodation for a professional individual or couple looking for a conveniently located apartment within walking distance to town.

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

a good sized room with a radiator.

KITCHEN

with stainless steel sink, laminate work surfaces, eye and base level units, space for washing machine, space for oven, radiator and gas fired boiler.

INTERNAL HALL

with door to :

BEDROOM

A double bedroom to the rear of the property with radiator.

BATHROOM

with a coloured suite comprising of bath, wash basin, low flush WC and radiator.

OUTSIDE

Dedicated off road parking space.

LOCATION

Take the A607 Thorpe Road out of Melton and the property is then situated on the right hand side of the road, just before the right hand turn for Melton Building Supplies.

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.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Melton Borough Council - Band A.

Services : Main Electric, Water and Drainage.

Deposit : £634

EPC : Rating D

STRICTLY NO PETS PERMITTED.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

TERMS

RENT:	£550 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£634
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.

