



**22B LEICESTER STREET**  
MELTON MOWBRAY, LE13 0PP

**£700 Per month**  
Unfurnished

A well presented ground floor one bedroom apartment located in the heart of the historic market town of Melton Mowbray.

The property comprises of sitting room, bedroom, shower room, breakfast kitchen and one parking space to the front.

The apartment benefits from uPVC double glazing, an electric wet central heating system and a modern kitchen and shower room.

Ideally situated close to all amenities to include cafes, shops, public houses, leisure centre and local town park.

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



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

SITTING ROOM : (13.28 x 11.48 ft) with laminate flooring, radiator and spotlights.

KITCHEN : (11.60 x 7.83 ft) a fully fitted kitchen comprising a range of eye and base level units, laminate worktops, stainless steel sink, stainless steel extractor fan, freestanding electric oven and space for washing machine and space next to door for fridge freezer, electric wall mounted heating boiler, breakfast bar and further desk area, laminate flooring and radiator.

SHOWER ROOM : with enclosure with mixer shower, low flush WC, sink in vanity unit, tiled walls and splashbacks and chrome heated towel rail.

BEDROOM : (10.91 x 11.27 ft) a double bedroom with radiator and laminate flooring.

OUTSIDE : one parking space to the front.

### 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 UNFURNISHED to include some blinds only.

Council Tax : Melton Borough Council : Band D. (Has been applied to be rebanded to Band A by Melton Borough Council in due course)

Deposit : £807

Term : An assured periodic tenancy is offered.

Services : Mains electricity, water and drainage.

EPC : Band E.

INTERNET : ADSL and Fiber broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

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

Television licence

Council Tax

## TERMS

|                     |                                                                                                                                                                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RENT:</b>        | £700 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                                     |
| <b>DEPOSIT:</b>     | £807                                                                                                                                                                                                                                                                                                |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.                                                                                                                                                                                                                                                         |
| <b>COUNCIL TAX:</b> | Band A                                                                                                                                                                                                                                                                                              |
| <b>EPC:</b>         | <p>This property has an Energy Performance Efficiency Rating Band E.</p> <p>Ref</p> <p>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></p>                          |
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

