



## WICKLOW LODGE BURTON

MELTON MOWBRAY, LE13 1DP

£595 Per month  
Unfurnished

A well-presented and SPACIOUS ONE BEDROOM first floor apartment situated in this imposing Victorian former hunting lodge on Burton Road. The apartment benefits from neutral decor throughout and briefly comprises a modern kitchen and bathroom, bay fronted lounge overlooking the mature grounds, and a good sized double bedroom. The property has gas-fired central heating and would ideally suit a professional couple or person.

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

**ENTRANCE HALL** with hanging for coats, telephone intercom system, radiator, and vinyl flooring.

**LOUNGE** with bay window to front, cupboard housing Worcester combi boiler, and a radiator.

**KITCHEN** with a range of wall and base units, stainless steel sink and drain unit as set in laminate topped work surfaces, tiled splashbacks, space for elec oven only, space for a free standing fridge/freezer, plumbing for washing machine, extractor fan, radiator and vinyl flooring.

**BATHROOM** with white suite comprising bath with shower over, wash basin, separated w.c, partly tiled walls, vinyl flooring, storage cupboard, frosted window to side, and a radiator.

**DOUBLE BEDROOM** with window to side and a radiator.

**OUTSIDE** Residence car park. Use of communal gardens.

### LOCATION

Take Burton Road out of Melton Mowbray town centre. After crossing the railway bridge, continue up Burton Road and Wicklow lodge is situated opposite Victoria Street on your left hand side. The flat is accessed via the main door and up the stairs to the half landing. Turn right, and the flat will be found on your left hand side

### TENANCY INFORMATION

The Property Is **UNFURNISHED** to include **CARPETS AND CURTAINS ONLY**.

Council Tax : Melton Borough Council : Band A.

Deposit : £686

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

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

**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 £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

<b>RENT:</b>	£595 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£686
<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 . 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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**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	