



30 NORTHFIELD CLOSE
MELTON MOWBRAY, LE13 1JU

£550 Per month
Unfurnished

A well-presented and spacious one bedroom first floor apartment situated on this sought after development within easy reach of the town centre. The property benefits from gas-fired central heating, double glazing, with views to the rear over the communal gardens. The properties are designed with elderly people in mind and are available exclusively to people aged 55 and over on a three year fixed term tenancy.

In brief the property comprises of entrance hall, sitting room, bedroom, bathroom and a kitchen/diner and would ideally suit a mature individual or couple looking for a quiet location close 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

SUMMARY

ENTRANCE PORCH with entry phone system.

COMMUNAL ENTRANCE HALL with stairs to first floor landing.

STAIRS AND FIRST FLOOR LANDING leading to:-

FRONT DOOR TO FLAT leading to INNER ENTRANCE HALL with beam to ceiling.

DOUBLE BEDROOM with beam to ceiling, built in wardrobe and a radiator.

BATHROOM with modern suite with panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks, vinyl flooring and a radiator.

LOUNGE a spacious room with beam to ceiling, entry phone and a radiator.

KITCHEN/DINING ROOM a fitted kitchen with stainless steel sink unit as set in roll top laminate work surface, base units, eye height cupboard, built-in gas hob and electric oven, wall mounted Worcester Bosch gas-fired central heating boiler, plumbing for automatic washing machine, space for fridge freezer, beam to ceiling and a radiator.

OUTSIDE Non allocated off-road parking space and use of the communal gardens as maintained by the landlord.

LOCATION

To locate the property, take Scalford Road out of Melton. Northfield Close is the third road on the right-hand side and the development is located at the end of the road on the left-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).

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £634

Term : A Three year assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

EPC : Band C

STRICTLY NO PETS PERMITTED.



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.

