



12 NORTHFIELD CLOSE
MELTON MOWBRAY, LE13 1JU

£735 Per month
Unfurnished

A spacious two bedroom mid-terraced period property located within a converted stable block of a historic Melton hunting lodge 'Newport Lodge'. The property is within walking distance to the centre of town off of Scaford Road. The property benefits from gas-fired central heating and uPVC double glazing with use of the mature communal gardens. The accommodation briefly comprises an entrance hall, kitchen, lounge, ground floor cloakroom/w.c., two bedrooms and a re-fitted shower room. Outside there is a parking space to the front and communal gardens. THIS PROPERTY IS EXCLUSIVELY AVAILABLE TO APPLICANTS AGED 55 AND OVER.

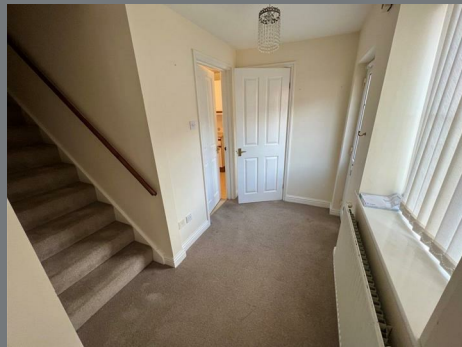
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom House - Mid Terrace



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL with stairs to first floor landing and a radiator.

LOUNGE (15'10" x 14'9") with an electric fire in surround and a radiator.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c., radiator and vinyl flooring.

BREAKFAST KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, integrated electric oven, integrated gas hob, space for fridge freezer, storage cupboard housing gas combi boiler, tiled splashbacks, and vinyl flooring.

STAIRS TO FIRST FLOOR LANDING with built-in storage cupboard, leading to:-

DOUBLE BEDROOM (15'4" x 10'2") with built-in wardrobe and a radiator.

DOUBLE BEDROOM (15'4" x 7'1") with a radiator.

SHOWER ROOM with white suite comprising wash basin, w.c., shower cubicle with mixer shower over, tiled splashbacks and vinyl flooring.

OUTSIDE One parking space to front (unallocated). Communal gardens.

LOCATION

To locate the property take Scalford Road out of Melton Mowbray town centre. Take the third right onto Northfield Close. Turn left, and upon entering the courtyard the property is immediately opposite the entrance

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 Â£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).

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and integrated appliances only.

Council Tax : Melton Borough Council : Band B.

Deposit : £848

Term : A THREE YEAR assured shorthold tenancy is offered with a monthly periodic tenancy thereafter.

Services : Mains electricity, gas, water and drainage.

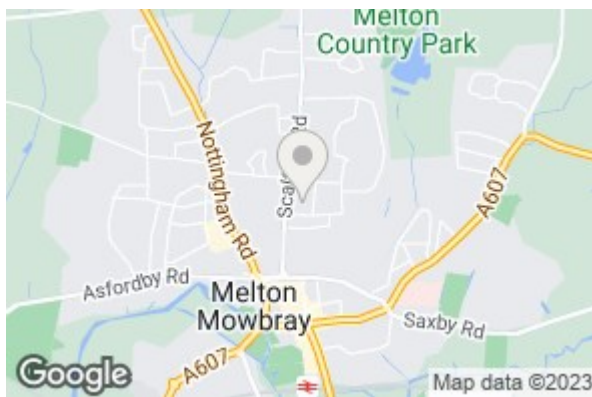
EPC : D.

A SMALL DOG MAY BE PERMITTED AT THE LANDLORDS DISCRETION AT AN INCREASED RENT OF £25 PCM MORE ON THE RENT. A professional carpet cleaning clause and damage rectification clause will be added to the tenancy agreement.



TERMS

RENT:	£735 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£848
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
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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