



# 7 HUDSONS

MELTON MOWBRAY, LE13 1AJ

Per month  
**£330 Per**



\*NOW LET - NO FURTHER APPLICATIONS ACCEPTED\* Hudson and Storers charity are proud to offer this one bedroom newly renovated ground floor apartment located within Beebys Yard in the heart of Melton Mowbray.

Forming part of the Hudson and Storers Almshouse charity the property is exclusively available for a single occupant.

Occupation under license and no deposit to be taken.

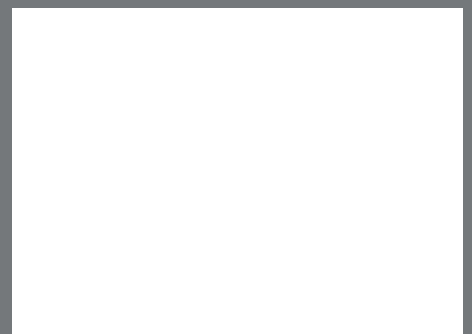
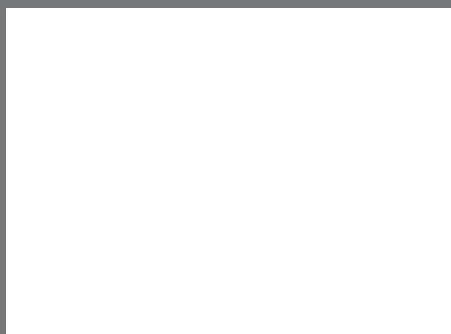
The property has been renovated to an exacting standard with wet underfloor electric heating, quarry tiled floor throughout, bronze casement windows and modern fixtures and fittings. There is no parking permitted anywhere on site.

Applications will ONLY be considered subject to the following criteria :

\*Single occupant only.

\*Applicant must be aged 50 or over with no exceptions to be made.

\*They must be a current resident or formerly a resident in Melton Mowbray.



# Flat - Conversion

## ACCOMMODATION

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

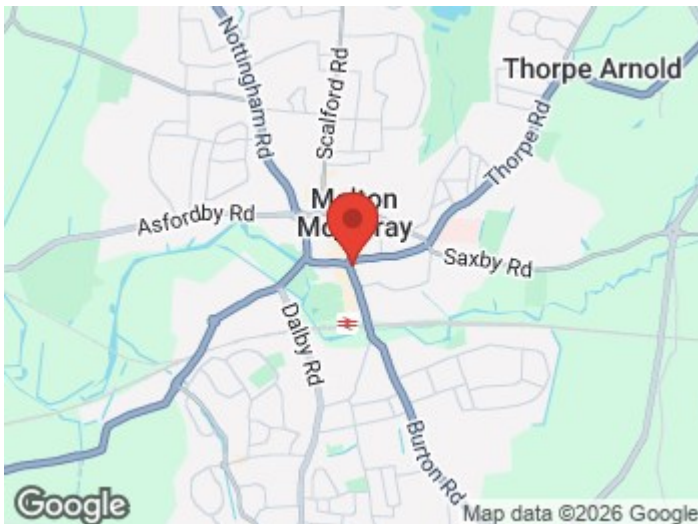
**TENURE:** . xxx year lease from xxxx.  
Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:** Melton Borough Council

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**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 