



WICKLOW LODGE BURTON

MELTON MOWBRAY, LE13 1DP

£675 Per month
Unfurnished

A well-presented and spacious one bedroom first floor apartment situated in this imposing Victorian former hunting lodge situated on Burton Road.

The apartment benefits from neutral decor throughout, gas fired central heating and views overlooking the communal grounds and briefly comprises a modern kitchen and bathroom, bay fronted lounge overlooking gardens, and a good sized double bedroom.

The property has gas-fired central heating, use of communal gardens and off street parking to the front via a gravelled driveway.

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 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

IMPORTANT TENANCY INFORMATION

The Property Is **UNFURNISHED** to include **CARPETS**

Council Tax : Melton Borough Council : Band A.

Deposit : £778

Term : An assured periodic tenancy is offered.

Services : Mains electricity, gas, 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

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

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.



TERMS

RENT:	£675 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£778
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band E. Ref A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate
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/



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EPC: This property has an Energy Performance Rating. A copy is available upon request.

