

28C ASFORDBY ROAD

MELTON MOWBRAY, LE13 0HR

£625 Per month

Unfurnished

A well-presented one bedroom split-level maisonette situated in this Victorian villa conveniently located for the town centre.

The property has gas-fired central heating and the accommodation briefly comprises a modern kitchen/living area, one double bedroom and a bathroom.

Outside there is one parking space in the car park located to the rear of the building.

Located close to town the proeprty is ideally situated within walking distance to local amenties.

The property has double glazed windows (mostly) and gas fired heating.



Viewing strictly by appointment with the sole agents.

Tel: 01664 560181

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1 bedroom Flat - Conversion









Viewing Highly Recommended

ACCOMMODATION

SUMMARY
KITCHEN/LIVING AREA with bay window, cupboard housing wall mounted gas-fired combi boiler, stainless steel sink and drainer unit as set in roll top laminate work surfaces, space for a cooker, cooker hood, plumbing for a washing machine, two radiators, and under stairs storage cupboard.

STAIRCASE TO FIRST FLOOR leading to:-

DOUBLE BEDROOM with a radiator.

STEPS DOWN TO:

BATHROOM with white suite comprising panelled bath with shower attachment, pedestal wash basin and w.c. and a radiator.

OUTSIDE Tenant has one parking space in the car park to the rear.

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

LOCATION
To locate the property, take Asfordby Road out of the town centre. The property can be found approximately 100 yards along the right hand side and the flat is accessed via the main front door.

TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £721

Term : A 12 month assured periodic tenancy is offered.

Services : Mains electricity, gas, water and drainage.

EPC : Band D

Viewings : Strictly by appointment with Shouler & Son .

Internet : ADSL and Fibre available

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TERMS

RENT:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£721
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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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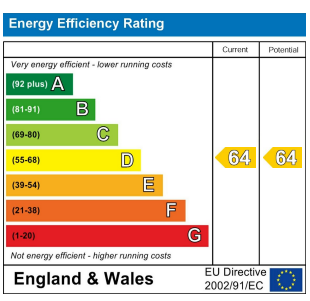


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EPC: This property has an Energy Performance Rating. A copy is available upon request.



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