

25 LEICESTER STREET

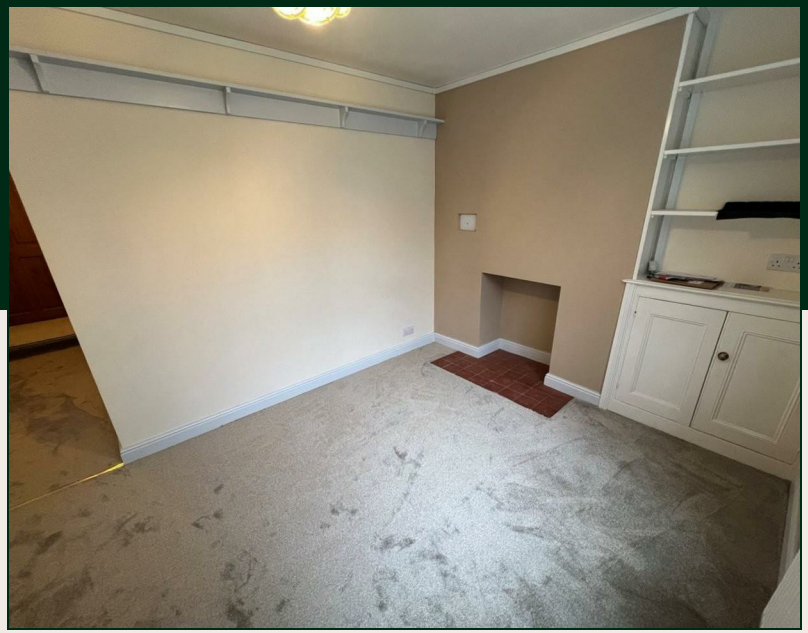
MELTON MOWBRAY, LE13 0PP

£570 Per month

EST. 1846
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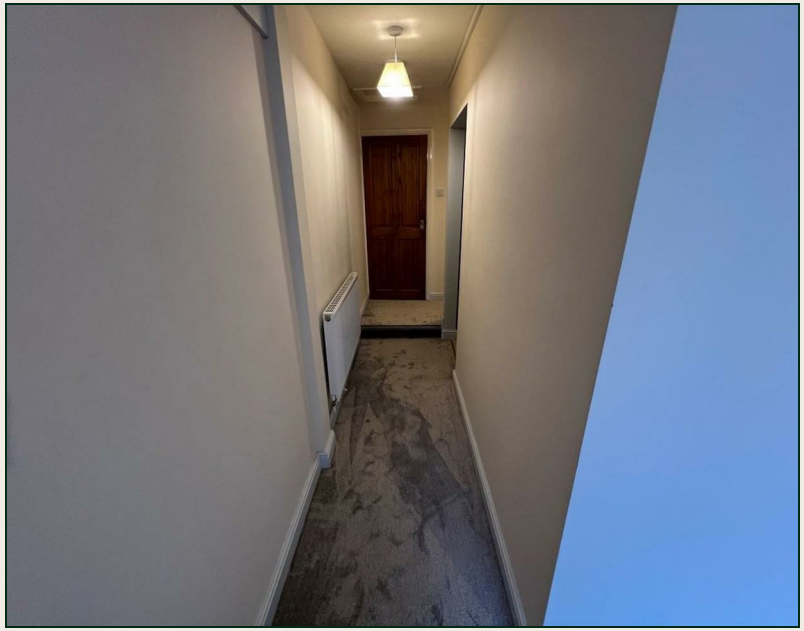
1 bedroom Apartment





A fantastic opportunity to reside in this well presented one bedroom ground floor apartment conveniently situated in the heart of Melton Mowbray town centre.

In brief the property comprises of entrance porch, sitting room, hallway, bedroom, kitchen and shower room. It would ideally suit a professional individual or couple looking for a convenient location within walking distance of the train station and town park and also benefits from a gas boiler and uPVC double glazing.









SUMMARY

ENTRANCE PORCH : with timber door to :

SITTING ROOM : (12.01 x 9.01 ft) with inbuilt cupboard, shelving, radiator, small safe and ornamental fire.

INTERNAL HALL : with radiator and storage cupboard.

BEDROOM : (8.11 x 8.06 ft) a double bedroom with radiator.

KITCHEN : A shaker style kitchen with a range of eye and base level units, wood effect worktops, stainless steel sink, integrated electric hob and oven, stainless steel extractor fan, Blomberg fridge freezer, under counter lighting, timber door to alley, tiled splashbacks and tiled flooring.

SHOWER ROOM : A refitted shower room with a white suite comprising of mixer shower with aqua board, pedestal basin, low flush WC, heated towel rail, wall mounted gas fired Baxi combi boiler, cupboard housing new tumber drier and washing machine.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and new blinds only.

INTERNET : ADSL and Fibre optic available.

Council Tax : Melton Borough Council : Band A.

Deposit : £657

Term : A 12 month assured shorthold tenancy is offered with a mothly periodic tenancy thereafter.

Services : Mains electricity, water, drainage and gas.

EPC : D rating.

STRICTLY NO PETS PERMITTED.

Holding Deposit : One weeks rent (which is then placed towards deposit should referencing be successful).

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.

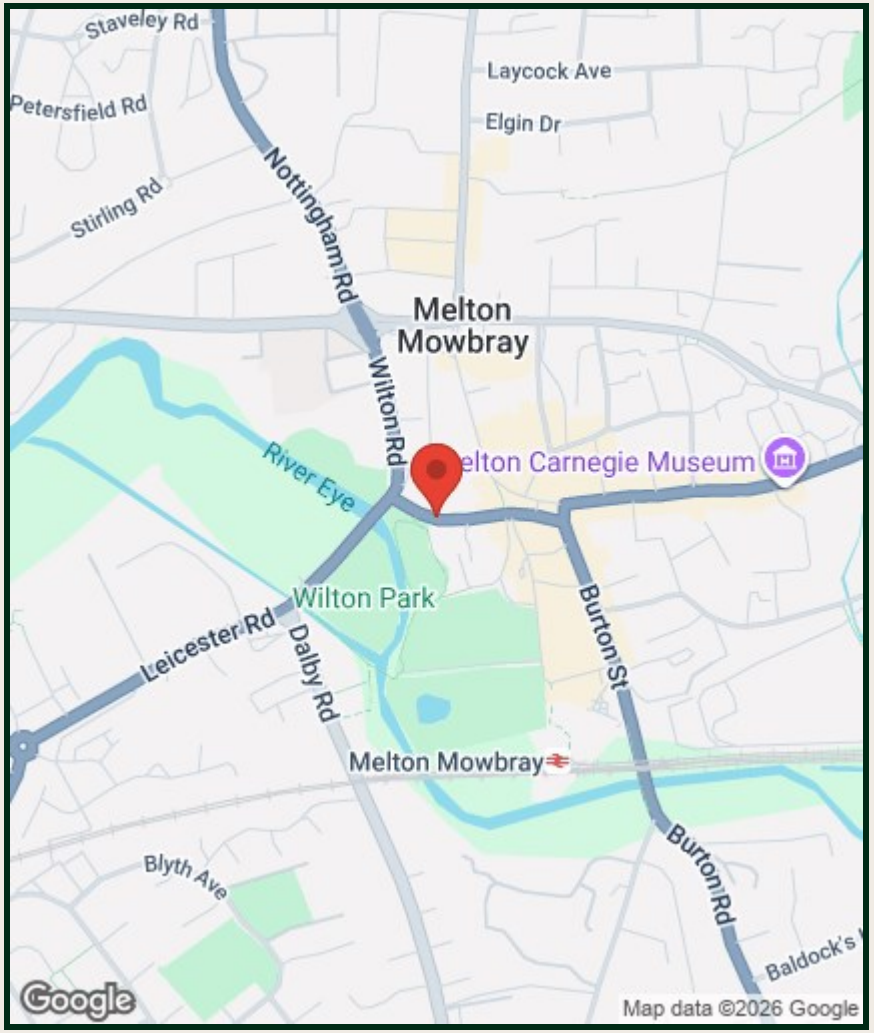
Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord 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 Leicester Street out of Market Place and the property can be found on your left hand side.



RENT: £570 Per month, in advance, exclusive of rates and council tax.

DEPOSIT: £657

VIEWING: Strictly by appointment with Shoulers LLP,
Tel:- 01664 560181

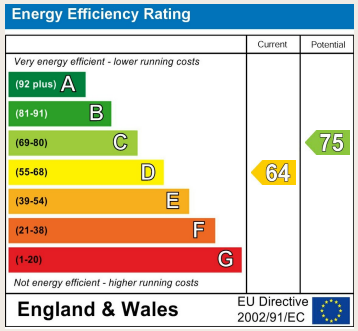
COUNCIL TAX: Melton Borough Council Band A

EPC: This property has an Energy Performance Efficiency Rating Band D.
Ref

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EPC: 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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