



ASFORDBY

97A MAIN STREET, LEICS, LE14 3RZ

£425 p.m.x.
Part Furnished

A substantial, larger than average two bedroom first floor apartment once forming the ladies outfitting department of Dowson's Emporium, and standing in a conservation area in the heart of this popular village. The spacious property benefits from full gas central heating, neutral décor, fitted carpets and a huge boarded attic over with velux windows. It would provide ideal accommodation for a mature person or professional couple.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Spacious apartment

ACCOMMODATION

GROUND FLOOR LOBBY accessed by side path between parish garden and The Empress of India.

STAIRCASE with store under stairs.

LARGE LOUNGE with pine boarded walls, fitted wall lights, stained glass windows, airing cupboard, fitted electric immersion heater and two panelled radiators.

FITTED KITCHEN with stainless steel sink unit as set in roll top laminate work surfaces, base units, electric hob, oven and cooker hood.

INTERNAL HALL

DOUBLE BEDROOM with panelled radiator.

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BATHROOM with suite of panelled bath, pedestal wash basin and w.c.

ATTIC with fully boarded floors and Velux roof lights.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only.

TERMS

RENT: £425 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £575

FEES: A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band A.

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

Ref: 0654-2823-6484-9803-0241

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

LOCATION

To locate the property, take the A6006 Asfordby Road out of Melton. Continue straight through Asfordby Hill and Asfordby Valley, and at the roundabout, continue straight over into Asfordby Village. The property can be located in the centre of the village opposite the Bradgate Lane shops. There is a public car park on Bradgate Lane.



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