



22 ASFORDBY ROAD

MELTON MOWBRAY, LE13 0HR

Per month

£395 Per



A well presented one bedroom first floor flat conveniently situated for Melton Mowbray town centre. The accommodation briefly comprises a kitchen/living room, separate large bedroom/living room and a bathroom with white suite. The property also benefits from gas-fired central heating and partial double glazing. Outside there is off-road parking space at a neighbouring property. The flat would provide ideal accommodation for a single professional person.



ACCOMMODATION

COMMUNAL ENTRANCE HALL

with door to:-

HALLWAY

with built-in airing cupboard, built-in wardrobe and a cupboard.

DINING KITCHEN

with a range of wall and base units, stainless steel sink and drainer unit, space for a cooker, extractor hood, plumbing for washing machine, shelving, built-in cupboard and a radiator.

LARGE LIVING BEDROOM

with bay window to front and a radiator.

BATHROOM

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

OUTSIDE

One parking space located to the rear of no. 28.

PETS

Strictly NO pets.

FURNISHINGS

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

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

To locate the property, take the A6006 Asfordby Road out of Melton and the property can be found approximately 100 yards along on the right-hand side.



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	