



## FLAT 1 PARK LANE

MELTON MOWBRAY, LE13 0PT

£375 Per month

Unfurnished

A well-presented self-contained studio flat situated in the heart of the town centre, just off the Market Place. The accommodation benefits from neutral decor throughout and briefly comprises a bedsitting room with modern kitchen area, and a modern bathroom. The property has a wet electric central heating system, uPVC double glazing and would provide ideal accommodation for a single professional person.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 1 bedroom Apartment



To locate the property, take Park Lane out of Market Place. Approximately 50 yards along on the left hand side is a door to the yard with an external staircase leading to the communal entrance door.

# Viewing Highly Recommended

## ACCOMMODATION

### BEDSITTING ROOM

17'5 x 13'5 max  
with fitted wardrobe and a radiator.

### KITCHEN AREA

with a range of wall and base units, stainless steel sink and drainer unit as set in laminate worktops, tiled splash backs, freestanding washing machine (no responsibility for maintenance by the landlord), space for a cooker, space for an under counter fridge.

### BATHROOM

with white suite comprising panelled bath with shower over, wash basin and w.c., airing cupboard with electric water heater and a radiator.

### STRICTLY NO PETS PERMITTED.

### FURNISHINGS

Please note that this property is to let UNFURNISHED which generally means carpets/floor coverings only.

### LOCATION

To locate the property, take Park Lane out of Market Place. Approximately 50 yards along on the left-hand side is a door to the yard, with steps leading to the flats.

### TERM

A one year shorthold tenancy is offered.

### SERVICES

Mains electricity, water and drainage.

### VIEWINGS

Strictly by appointment with Shouler and Son.

### 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 £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 license 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).

## TERMS

<b>RENT:</b>	£375 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£432
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.