



WICKLOW LODGE BURTON

MELTON MOWBRAY, LE13 1DP

£595 Per month
Part furnished

A spacious and well-presented recently renovated one-bedroom ground floor apartment located in a stunning period property on the south side of Melton. The property benefits from modern open-plan living which is finished to a high standard throughout and would suit a single professional or couple.

In brief, the property comprises of entrance hall, kitchen living area, bedroom and bathroom.

The property has uPVC double glazing and gas-fired central heating and also has use of the mature communal gardens.

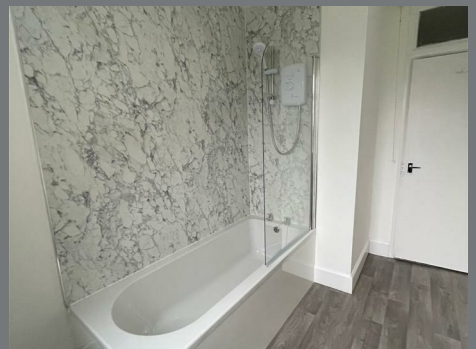
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment



Viewing Highly Recommended

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom for individual apartments, secure locked door and beautiful grand staircase leading to all flats.

ENTRANCE HALL

Ample space for coats and boots including a built in storage cupboard. Access to all rooms, vinyl flooring and a radiator.

OPEN PLAN LIVING KITCHEN

Well presented modern kitchen with built in oven, hob and extractor fan, space for upright fridge/freezer and under counter washing machine. Two bay windows and space for dining table/lounge area.

BEDROOM

Light and spacious double bedroom, radiator and uPVC Double glazed window.

BATHROOM

with white suite comprising a wash basin, w.c. and panelled bath with shower above and marble effect laminate splashback.

OUTSIDE

Off road parking available in the carpark for both residents and visitors only. Communal lawn area.

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 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).

LOCATION

Take Burton Road out of Melton Mowbray town centre. After crossing the railway bridge, continue up Burton Road and Wicklow lodge is situated opposite Victoria Street on your left hand side. The flat is accessed via the main door and up the stairs to the half landing. Turn right, and the flat will be found on your left hand side

TENANCY INFORMATION

The Property Is UNFURNISHED to include CARPETS ONLY.

Council Tax : Melton Borough Council : Band A.

Deposit : £686

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

Services : Mains electricity, gas, water and drainage.

EPC : Band E.

STRICTLY NO PETS PERMITTED.



TERMS

RENT:	£595 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£686
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
EPC:	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: https://www.gov.uk/find-energy-certificate
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Melton Mowbray, Leicestershire LE13 1QF

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	