



97A MAIN STREET
ASFORDBY, MELTON MOWBRAY, LE14 3RZ

£500 Per month
Unfurnished

A substantial and spacious two bedroom first floor apartment situated above a popular restaurant in the sought after village of Asfordby. The property benefits from full gas central heating, leaded windows to front and a very large boarded attic over with velux windows. It would provide ideal accommodation for a mature person or professional couple.

In brief the property comprises of ground floor hall, lounge, two double bedrooms, bathroom, kitchen and attic storage room.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Apartment - Above Shop



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

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.

DOUBLE BEDROOM with panelled radiator.

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

ATTIC with fully boarded floors and Velux roof lights.

There is a public car park on Bradgate Lane.

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.

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).

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

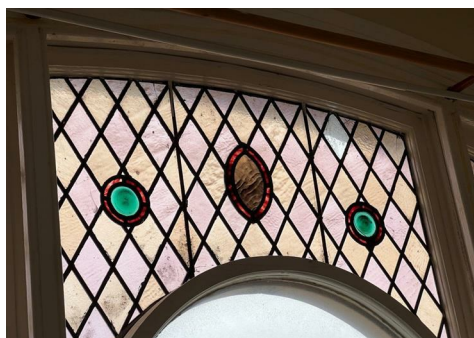
Deposit : £576

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

Services : Mains electricity, gas, water and drainage.

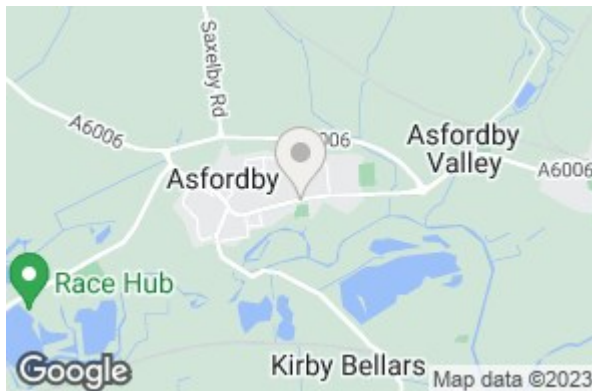
EPC Band D.

STRICTLY NO PETS PERMITTED.



TERMS

RENT:	£500 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£576
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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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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 