



34 NORTHFIELD CLOSE

MELTON MOWBRAY, LE13 1JU

Per month

£600 Per



A rare opportunity to reside in this TWO bedroom ground floor apartment close to the centre of Melton located off of Scaford Road. Available to over 55's only. *LET PRIOR TO GOING TO MARKET - SIMILAR PROPERTIES REQUIRED*

The property benefits from gas fired central heating, uPVC double glazing and use of a communal garden.

In brief the property comprises of entrance hall, sitting room, kitchen, two bedrooms and a bathroom.



Apartment - Purpose Built

ACCOMMODATION

SUMMARY

Kitchen : With range of eye and base level units, integrated hob and oven, space for washing machine and fridge freezer.

Bed One : Double.

Bed Two : Double.

Lounge : With radiator.

Bathroom : With four piece suite.

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

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



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.

