



THE STABLES BAGGRAVE

HUNGARTON, LEICESTER, LE7 9JB

£795 Per month
Unfurnished

AVAILABLE NOW A rare opportunity to reside in a beautifully appointed, renovated and SPACIOUS two bedroom apartment situated within a converted stable block and located within the grounds of Baggrave Hall.

The property has been extensively refurbished to include new flooring, kitchen, bathroom and decoration throughout and would make an ideal home for a individual or professional couple looking for a secluded countryside location.

The apartment is nestled within the heart of the Leicestershire countryside close to the village of Hungarton. In brief the property comprises of kitchen, sitting room, shower room and two double bedrooms. Parking is located close by to the apartment.

Baggrave Hall is conveniently located south of Melton Mowbray and north east of Leicester and provides good links to the A47.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

2 bedroom Flat - Conversion



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE : The property is entered via a staircase to the kitchen area via small staircase.

KITCHEN : (9.11 x 8.10 ft) A newly fitted kitchen comprising of a range of cream shaker style eye and base level units with marble effect laminate worktops with inset stainless steel sink and mixer tap, space for washing machine, integrated electric hob and oven with overhead stainless steel extractor fan with stainless steel splashback, electric heater, karndeal flooring and ceiling downlights.

SITTING ROOM : (13.00 x 16.09 ft) A well proportioned room with high ceilings, dual aspect windows with sash window to rear overlooking stable yard, two electric heaters, karndeal flooring and spotlights.

SHOWER ROOM : A newly fitted suite comprising of a low flush WC with concealed cistern, ceramic sink built into vanity unit with marble effect worktops, chrome wall mounted towel rail, large corner shower enclosure with marble effect aquaboard splashback, ceiling spotlights and karndeal flooring.

BEDROOM ONE : (13.05 x 10.02 ft) A double bedroom with electric radiator, karndeal flooring, dual aspect windows and ceiling downlights.

BEDROOM TWO : (9.09 x 13.07 ft) A double bedroom with electric radiator, karndeal flooring and ceiling downlights.

OUTSIDE : Parking is located close by to the side of the stable block.

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

To locate Baggrave Hall take A47 Uppingham Road out of Leicester. Turn left at Thunby to Scraftoft and follow the sign for Keyham. Turn left in Keyham for Hungarton and next left into Baggrave Park. Pass the hall on the left hand side and round the side of the coach house and turn left again.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include blinds only.

Council Tax : Market Harborough Council : Band B.

Deposit : £917

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

Services : Mains electric, private water and drainage.

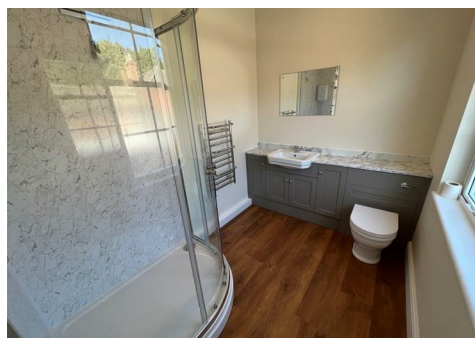
EPC : Band E.

STRICTLY NO PETS PERMITTED DUE TO LOCATION.

OTHER INFO : Rent of £795 PCM not inclusive of water rates/drainage rates and Wi-Fi. £55 PCM will be added to the rent totalling £850 PCM inclusive of these bills. Tenant liable for rent, council tax and electric usage.

WHAT3WORDS

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TERMS

RENT:	£795 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£917
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band B
EPC:	This property has an Energy Performance Efficiency Rating Band E. 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.

