



FLAT 4, 1 THE CRESCENT
MELTON MOWBRAY, LE13 0NF

£495 Per month
Unfurnished

A well-presented and newly decorated one bedroom ground floor apartment situated in a convenient location with access to the town centre and Sainsburys supermarket. The modern accommodation briefly comprises a living/kitchen area, one double bedroom and en-suite bathroom. The property benefits from gas-fired central heating and would be ideal for a single professional occupant.

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

SUMMARY

ENTRANCE HALL with coat hooks, power sockets, and a radiator.

LIVING ROOM/KITCHEN with a range of high gloss white fronted wall and base units, stainless steel sink top as set in granite style work surfaces, space for a cooker, extractor fan, space and plumbing for washing machine, ceramic tiled splashbacks, large cupboard housing the combination central heating boiler, and bay window with blind.

DOUBLE BEDROOM with built-in wardrobes and cupboards, and a radiator.

EN-SUITE BATHROOM with stylish white suite comprising w.c., wash basin and bath with mixer tap and shower attachment, tiling, shower curtain, radiator and an extractor fan.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

INTERNET : ADSL and Fibre Broadband internet available.

Council Tax : Melton Borough Council : Band A.

Deposit : £571

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

Services : Mains electricity, water, gas and drainage.

EPC : D rating.

STRICTLY NO PETS PERMITTED.

LOCATION

The flat is situated on the ground floor of an imposing Victorian property on the corner of The Crescent and Nottingham Road and is within easy reach of the town centre. To locate the property, take Nottingham Road out of Melton Mowbray. The Crescent is situated on the right hand side

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).

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

TERMS

RENT:	£495 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£571
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band D. 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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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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