



**8A MARKET PLACE**  
MELTON MOWBRAY, LE13 1XD

**£575 Per month**  
Part furnished

A fantastic opportunity to reside in this three double bedroom three storey apartment located in the heart of Melton Mowbray. This spacious period property benefits from new redecoration and carpets throughout, timber single glazed sash windows and gas central heating. In brief the property comprises of lounge, kitchen/diner, three bedrooms and a bathroom and would ideally suit a working professional individual or couple.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 bedroom Apartment - Above Shop



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE STAIR WELL

with stairs to apartment door.

### ENTRANCE HALL

with radiator.

### LOUNGE

11'06 x 11'01

with radiator, ornamental fire and sash window.

### KITCHEN/DINING ROOM

11'01 x 7'06

comprising a range of eye and base level units, laminate work surfaces, stainless steel sink, space for electric oven, space for washing machine and fridge freezer, radiator, sash window, wall mounted gas fired combi boiler, vinyl flooring and tiled splash backs.

### FIRST FLOOR STAIRWELL/LANDING

with radiator.

### BEDROOM ONE

11'02 x 9'10

A double bedroom with sash window and radiator.

### BEDROOM TWO

15'01 x 9'11

A double bedroom with radiator, ornamental fire and sash window.

### SECOND FLOOR STAIRWELL/LANDING

with radiator.

### BEDROOM THREE

11'08 x 8'09

A double bedroom with radiator.

### BATHROOM

A three piece suite comprising of low flush WC, sink, radiator, panelled bath, vinyl floor and radiator.

### LOCATION

The entrance door is located on Market Place immediately opposite Café Nero.

### PETS

STRICTLY NO PETS - This property has no outside space and is unsuitable for pets.

### VIEWINGS

Strictly by appointment with Shouler and Sons.

### 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).



## TERMS

<b>RENT:</b>	£575 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£663
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<b>EPC:</b>	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: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	