



2 KIRBY HALL MAIN ROAD
KIRBY BELLARS, MELTON MOWBRAY, LE14 2DX

£575 Per month
Unfurnished

A well presented one bedroom third floor apartment located within the historic Victorian Hunting Lodge of Kirby Hall in Kirby Bellars.

The apartment benefits from far reaching views over surrounding countryside, a recently fitted kitchen, uPVC double glazing and gas fired central heating. The bathroom is also to be updated at the end of the current tenancy.

The property would ideally suit an individual professional and in brief the property comprises of entrance hall, bedroom, lounge, kitchen, bathroom and use of the communal gardens. There is also off street parking available via the car park.

The property is ideally situated three miles from Melton and has good links to Leicester and Loughborough.

Viewing strictly by appointment with
the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Flat - Conversion



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ENTRANCE HALL : with radiator.

SITTING ROOM (16.01 x 9.09 ft) A spacious room with views over open countryside.

BEDROOM (12.05 x 7.01 ft) with radiator.

KITCHEN : A recently fitted kitchen with a range of eye and base level units, laminate worktops, freestanding electric oven, stainless steel sink, space for washing machine and space for fridge, tiled splashbacks, vinyl flooring and pantry cupboard housing the gas fired boiler.

BATHROOM : (BATHROOM TO BE RE-FIT ONCE CURRENT TENANCY ENDS) Comprising of a three piece suite including enameled bath, wall mounted basin, low flush WC, airing cupboard, medicine cabinet, radiator, tiled flooring and splashbacks.

OUTSIDE : Use of communal gardens and off street parking to the car park area.

LOCATION

Take the A607 Leicester Road out of Melton Mowbray. Upon reaching Kirby Bellars, Kirby Hall is situated on the left-hand side. Enter the front door, turn right and the flat is accessed via the second door on the left.

TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £663

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

Services : Mains electricity, gas, water and drainage.

EPC : E

STRICTLY NO PETS PERMITTED DUE TO NATURE OF BUILDING. SINGLE OCCUPANTS PERMITTED ONLY.

INTERNET : ADSL available.

VIEWINGS : Strictly by appointment with Shouler & Son.

AVAILABILITY : Bathroom re-fit in early June will determine availability.

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

RENT:	£575 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£663
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
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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