



13 WILTON PLACE
MELTON MOWBRAY, LE13 0UN

£500 Per month
Part furnished

A self-contained and spacious first floor apartment situated in a gated apartment block in the centre of the town off of Wilton Place. The ONE bedroom apartment benefits from an entry phone system, a wet electric central heating system, double glazing and a modern kitchen living area with built-in oven. Offering spacious accommodation, this flat would suit a professional couple or person looking for a convenient location in the heart of Melton Mowbray.

Located in the heart of Melton and accessed via Wilton Place the property benefits from a convenient town centre location. Melton's amenities include various independent shops, cafe's and restaurants and the train station offers links to Leicester, Birmingham, Peterborough and Cambridge all within one hour.

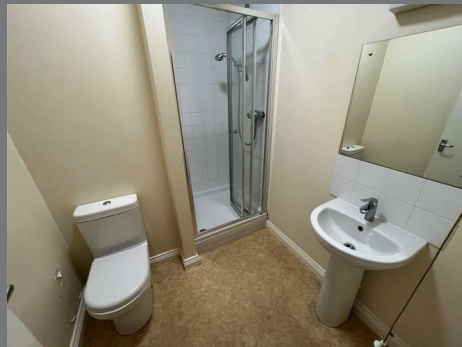
Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment - Above Shop



Viewing Highly Recommended

ACCOMMODATION

ENTRANCE HALLWAY

with radiator.

KITCHEN/LIVING AREA

A spacious room with two radiators, stainless steel sink unit as set in roll top laminate worksurfaces, a range of wall and base units, ceramic hob with electric oven under and cooker hood over and plumbing for an automatic washing machine and a freestanding fridge (not to be maintained or disposed of or replaced by landlord).

BEDROOM

A double bedroom with built-in wardrobe, airing cupboard and a radiator.

BATHROOM

A three piece suite with white suite comprising w.c., washbasin and a shower cubicle, part tiled walls and a radiator.

LOCATION

To locate the property from the High Street, walk along Wilton Terrace and as this becomes a pedestrian area, there is a security gate on your right-hand side which provides access to the flat.

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).

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £576

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

Services : Mains electricity, water and drainage.

EPC : E.

STRICTLY NO PETS DUE TO BEING LOCATED WITHIN APARTMENT BLOCK.

TERMS

RENT:	£500 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£576
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	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: https://www.gov.uk/find-energy-certificate
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Melton Mowbray, Leicestershire LE13 1QF

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