



1 THE CRESCENT THE

MELTON MOWBRAY, LE13 0NF

£525 Per month
Unfurnished

A well presented and newly decorated ground floor apartment situated close to the town centre and its amenities.

The accommodation briefly comprises a modern kitchen and bathroom, sitting room and one double bedroom. The property has gas-fired central heating, and would provide ideal accommodation for a single professional person.

The property is conveniently located 10 minutes walk from town and is close to local amenities such as the Hungry Horse public house and Tesco express within walking distance.

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



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

SITTING ROOM (12'2" x 7'5") with feature wall, double glazed door, and a radiator.

DOUBLE BEDROOM (12'2" x 10'8") with built-in cupboard, feature wall, and a radiator.

INTERNAL HALL with a radiator.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in slate effect roll top laminate work surfaces, space for a cooker, wall mounted gas-fired central heating boiler, plumbing for washing machine and a radiator.

BATHROOM with white suite comprising bath with shower over, wash basin and w.c., tiled splash backs and a radiator.

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 the property, take Nottingham Road out of the town centre. The Crescent is the second road on your right-hand side and the property is situated within the small cul-de-sac immediately on your right-hand side

TENANCY INFORMATION

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

Council Tax : Melton Borough Council : Band A.

Deposit : £548

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

STRICTLY NO PETS PERMITTED.



TERMS

RENT:	£525 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£605
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band
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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