



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

**£550 Per month**  
Unfurnished

A self-contained first floor apartment situated in this former Victorian hunting lodge in the sought after village of Kirby Bellars near Melton Mowbray.

The property benefits from gas-fired central heating and uPVC double glazing and comprises of a lounge/kitchen, one double bedroom and a bathroom. Outside, there are communal gardens and a residents' car park.

Kirby Bellars is located just three miles from Melton Mowbray and is within commuting distance of Leicester.

Please note this property is for single occupants only.

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

# 1 bedroom Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### LOUNGE/KITCHEN

15'10 x 12'08

Open plan kitchen living room with fully fitted kitchen comprising a range of eye and base level units, wood effect laminate worktops, stainless steel sink, electric oven, space for fridge freezer and washing machine, wall mounted Worcester Bosch Combi boiler and a radiator.

### DOUBLE BEDROOM

8'03 x 12'06

with bay window to front and a radiator.

### BATHROOM

Comprising of three piece suite with panelled bath and shower over, washbasin, w.c., and a radiator.

### OUTSIDE

Residents' car park. Use of communal gardens.

### LOCATION

To locate the property, take the A607 Leicester Road out of Melton Mowbray. On entering Kirby Bellars, Kirby Hall is situated on the left hand side. The door to the flat is in the corner of the courtyard, and the property is situated on the first floor at the rear

### 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.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £634

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

Services : Mains electricity, gas, water and drainage.

EPC : D rating.

STRICTLY NO PETS PERMITTED DUE TO PROPERTY BEING LOCATED WITHIN A BLOCK OF APARTMENTS.

Internet : ADSL available.

Viewings : Strictly by appointment with Shouler & Son.



## TERMS

<b>RENT:</b>	£550 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£634
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band A
<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

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[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	