



1 THE CRESCENT

MELTON MOWBRAY, LE13 0NF

£495 Per month

Unfurnished

A well-presented self-contained first floor studio flat conveniently situated for Melton Mowbray town centre. The property has gas-fired central heating via a newly installed gas fired boiler, newly decorated and has some double glazing.

The accommodation briefly comprises a bedsitting room (with new carpet), dining kitchen and a bathroom. This property would provide ideal accommodation for a single professional person.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

0 bedroom House



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

BEDSITTING ROOM (12'2" x 10'8" max) with feature wall, feature cast iron fireplace, new carpet, built-in cupboards and a radiator.

INTERNAL HALL with a radiator.

DINING KITCHEN (12'1" x 6'6") with a range of wall and base units, stainless steel sink and drainer unit as set in black slate effect roll top laminate work surfaces, tiled splash backs, plumbing for a washing machine, and a radiator.

BATHROOM fully tiled with white suite comprising bath with shower over, wash basin, and w.c., new wall mounted gasfired central heating boiler and a radiator.

IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and some window coverings.

INTERNET : ADSL and Fiber broadband available.

Council Tax : Melton Borough Council : Band A

Deposit : £571

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

Services : Mains electricity, water, drainage and gas.

VIEWINGS : Strictly by appointment with Shouler & Son only.

EPC : D (New EPC on order)

PETS : Strictly no pets permitted.

Viewings : Strictly by appointment with Shouler & Son .

Holding Deposit : Equivalent of one weeks rent inc VAT.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent)

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent s website or by contacting the agent directly. Deposits are held in an insured scheme via the tenancy deposit scheme.

LOCATION

To locate the property take the A606 Nottingham Road out of Melton. Take the second left onto The Crescent and the property can be located at the end of the service road immediately to your right side.

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

TERMS

RENT:	£495 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£571
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
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/



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

