



FLAT 3 PARK LANE
MELTON MOWBRAY, LE13 0PT

£435 Per month
Unfurnished

A recently renovated and well presented first floor studio apartment situated within this stunning grade II listed building within the heart of Melton Mowbray backing onto one of the towns most picturesque streets just off the Market Place. Benefiting from a newly fitted kitchen, modern bathroom, newly decorated with new carpets and wet electric heating system. The centrally located accommodation would ideal suit a single professional person.

The property is conveniently located off of Park Lane in Melton (backs onto Church Street) and is a stones throw away from the town centre with access to various local shops, restaurants, cafes etc.

The property is also located 2 minutes walk to Melton Mowbray train station which provides great rail links to Leicester, Birmingham, Cambridge, Stamford etc.

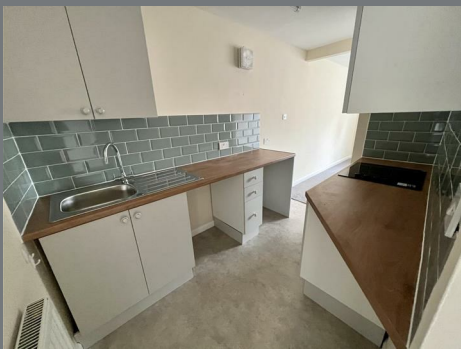


Viewing strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

1 bedroom Apartment - Above Shop



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

ACCESS : The property is accessed via Park Lane through a timber gate and a metal staircase.

KITCHEN (9'5" x 6'1" min) A re-fitted galley kitchen comprising of a range of eye and base level units, laminate work surfaces, integrated electric oven and hob, wall mounted extractor fan, space for a washing machine, space for a fridge freezer, tiled splashbacks, radiator and a newly fit vinyl floor.

BEDSITTING ROOM (10'4" x 13') with new carpets, sash window over looking Church Street and a radiator.

BATHROOM (9'8" x 5'10") with modern white suite comprising panelled bath, wash basin and w.c., tiled splash backs, airing cupboard with water heater, a fitted cupboard, roof light and a radiator.

LOCATION

To locate the access to the property, take Park Lane out of Market Place. Approximately 50 yards along on the left-hand side is a brown gate/door to the yard, with steps leading to the apartment.

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 integrated appliances only.

Council Tax : Melton Borough Council : Band A.

Deposit : £501

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

Services : Mains electricity, drainage and water.

EPC : Rating E. Located in Grade II Listed building.

SINGLE OCCUPANTS ONLY.



TERMS

RENT:	£435 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£501
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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EPC: This property has an Energy Performance Rating. A copy is available upon request.

