



28 NORTHFIELD CLOSE
MELTON MOWBRAY, LE13 1JU

£625 Per month
Not specified

A well-presented one bedroom first floor apartment situated on this sought after development within easy reach of the town centre. The property benefits from combi boiler gas-fired central heating, double glazing use of a communal garden and has recently undergone redecoration and new carpets throughout.

****The properties within the development and are available exclusively to people aged 55 and over****

In brief the property comprises of entrance hall, sitting room, bedroom, wetroom and a kitchen and would ideally suit a mature individual or couple looking for a quiet location close to town.

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



Viewing Highly Recommended

ACCOMMODATION

SUMMARY

Communal Hall : Entered via doorway with stairs to first floor landing.

Entrance Hall : with window and cupboard housing the gas fired combination boiler.

Bedroom : A double bedroom with radiator.

Shower Room : with electric shower, fully tiled walls, sink, radiator and low flush WC.

Lounge : A spacious room with radiator.

Kitchen : Comprising a range of eye and base level units, laminate worktops, gas fired hob, integrated electric oven, space for washing machine and space for fridge freezer.

Outside : Use of communal gardens. Non designated off-road parking situated within communal courtyard.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets only.

Council Tax : Charnwood Borough Council - Band A.

Deposit : £721

Services : Main Electric, Gas, Water and Drainage.

Term : An assured period tenancy is offered.

EPC : EPC C

INTERNET : ADSL and Fibre broadband available.

VIEWS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use., occupants must be aged 55 or over.

Flood/Erosion Risk: None to report.

Planning Permissions : None to report.

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

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 Scaford Road out of Melton. Northfield Close is the third road on the right-hand side and the development is located at the end of the road on the left-hand 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



TERMS

RENT:	£625 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£721
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	This property has an Energy Performance Efficiency Rating Band C. 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/



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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	75	75
(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		