



## APARTMENT 9 CHAPEL

MELTON MOWBRAY, LE13 1LZ

£650 Per month  
Part furnished

A newly converted and spacious renovated ground floor studio apartment conveniently situated in the heart of Melton Mowbray.

The apartment is located within the Kings Road College development and is entered via a secure hardwood door to a communal hallway.

The apartment benefits from fully double glazed windows offering plenty of natural light to the living area, high ceilings, modern electric heating, a newly fitted shower room, newly fitted kitchen with all appliances included.

The apartment comprises of a very large bedsitting room, kitchen and shower room. The property also has parking to the designated car park for 1 car.

The apartment is ideally situated in the heart of Melton which benefits from many independent shops, bars, boutiques and cafes. Melton train station is also a 5 minute walk away which has good links to



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 Flat - Conversion



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**STUDIO ROOM :** (22.11 x 21.01 ft) A modern and spacious open plan kitchen living area, doors to car park area, electric radiator.

**KITCHEN AREA :** A modern fitted kitchen with a range of gloss white eye and base level units, granite effect laminate worktops, Bosch integrated electric hob and oven, stainless steel sink, integrated extractor fan, Bosch freestanding washer drier, Hisense fridge freezer, wood effect vinyl tile floor.

**SHOWER ROOM :** With low flush WC, shower enclosure with mixer shower, ceramic sink, vinyl tile flooring, heated towel rail, tiled splashbacks.

**OUTSIDE :** Parking for 1 car to the front car park.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtains only with kitchen appliances.

**INTERNET :** ADSL and Fibre broadband available.

**Council Tax :** Melton Borough Council : Band TBC as MBC yet to assign banding.

**Deposit :** £750

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

**Services :** Mains electricity, water, drainage.

**VIEWINGS :** Strictly by appointment with Shouler & Son only.

**EPC :** Band TBC (EPC ON ORDER)

**PETS :** Strictly no pets permitted.

**Holding Deposit :** Equivalent of one weeks rent inc VAT.

**Restrictions :** No pets permitted and no business use.

**Flood/Erosion Risk :** None to report.

**Planning Permissions :** Proposed development of terraced housing behind.

**Accessibility :** Accessible as ground floor.

**Construction:** Brick under slate 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.

### 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).

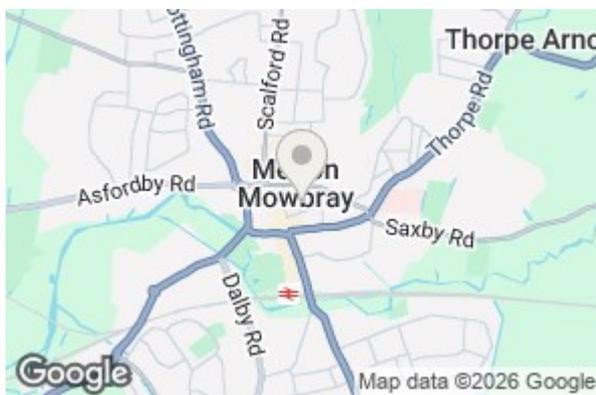
Initial monthly rent

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.



## TERMS

<b>RENT:</b>	£650 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£750
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band B
<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>
<b>REDRESS:</b>	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: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
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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) <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 	