



26C ASFORDBY ROAD
MELTON MOWBRAY, LE13 0HR

£650 Per month
Unfurnished

A unique and spacious one bedroom first floor apartment situated within Laurieknowe Villa on Asfordby Road. The period residence is housed within an imposing Victorian building in the heart of Melton Mowbray. The property benefits from a fully fitted dove grey kitchen, high ceilings typical of a period property of this age, modern efficient electric heating and is conveniently located within walking distance of Melton town centre.

The apartment includes uPVC double glazed windows, modern electric panel and storage heaters, a fully fitted kitchen with oven, hob and space for further appliances, a three piece shower room and the property also benefits from secure gated off street parking to the rear for 1 car plus further guest parking for 1 car.

In brief the property comprises of a living kitchen room, double bedroom and a shower room.

The property would be ideally suited to anyone looking for modern conveniences in a period property with easy access to the town centre. The property has good links to both Loughborough, Leicester and Nottingham and both the train station and town park are a mere 5 minute walk away.

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

ENTRANCE HALL

Entered via an external staircase through a uPVC door into a spacious entrance area.

LIVING/KITCHEN (17.00 x 8.06 ft)

Comprising of a fitted kitchen with a range of dove grey soft close eye and base level units, oak effect laminate worksurfaces, integrated electric oven and hob, stainless steel extractor fan, space for a washing machine and fridge/freezer, metro tiled splashbacks, victorian tile effect vinyl flooring and a living area with a modern electric storage heater.

BEDROOM (13.04 x 9.01 ft)

A spacious double bedroom with electric panel radiator.

SHOWER ROOM

A three piece suite comprising of sink built into a vanity unit with cupboard below, mirrored medicine cabinet, low flush WC, corner shower enclosure with electric shower, electric heated towel rail, aquaboard splashback and a victorian tile effect vinyl flooring.

OUTSIDE

There is a secure gated barrier allowing access to a car park with dedicated parking for 1 car with 1 further guest space for the apartment.

LOCATION

To locate the property take Asfordby Road out of Melton (A6006). At the junction once you enter this road the apartments can be found almost opposite Brooksby Melton Cottage on your right 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

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television license 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.

IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and blinds only.

Council Tax : Melton Borough Council - Band A

Services : Main Electric, Water and Drainage.

EPC : Rating D.

STRICTLY NO PETS PERMITTED GIVEN NATURE OF APARTMENTS .

METERS : Meter located in apartment 26A, readings can be acquired at intervals..

Internet : ADSL and Fibre Available.

Deposit : £750

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

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

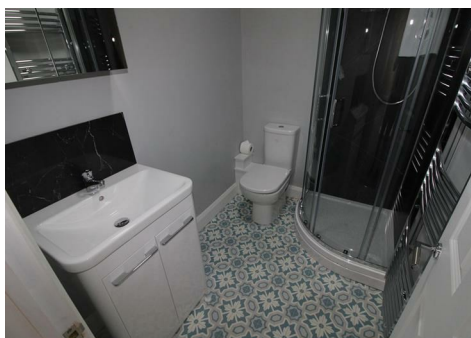
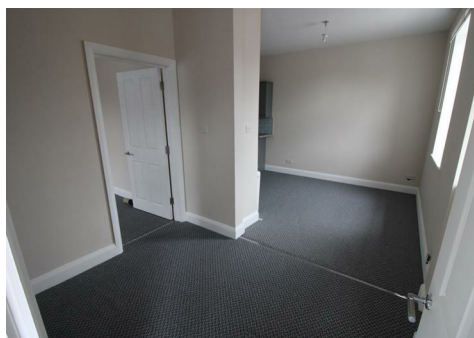
Flood/Erosion Risk: None to report.

Planning Permissions : Planning consent applied to build 2 two bedroom semi detached houses to the rear of the plot.

Accessibility: first floor via stairs.

Construction: Brick under slate roof.

Relevant letting fees and tenant protection information



TERMS

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|---------------------|---|
| RENT: | £650 Per month, in advance, exclusive of rates and council tax. |
| DEPOSIT: | £750 |
| VIEW: | Strictly by appointment with Shouler & Son. |
| COUNCIL TAX: | Band |
| EPC: | <p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>A full copy of the EPC is available upon request or can be downloaded from: https://www.gov.uk/find-energy-certificate</p> |
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