



8 WICKLOW LODGE BURTON

MELTON MOWBRAY, LE13 1DP

£525 Per month

Unfurnished

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

KITCHEN

Entering through into the kitchen you are presented with a range of white, wooden eye and base level units, stainless steel sink, electric oven, a double glazed uPVC window, tiled splashbacks, vinyl wood effect flooring.

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

LOUNGE

Leading on from the kitchen into the spacious lounge, which has been freshly redecorated and a new carpet fitted. Large double glazed window which floods the room with light and a radiator.

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.

BEDROOM

A spacious double bedroom with newly fitted carpet, radiator and two double glazed windows along one wall.

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.

BATHROOM

Comprising of a three piece suite to include low flush WC, sink, panelled bath with shower over, tiled splashbacks, radiator and vinyl flooring.

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).

OUTSIDE

Off road parking space for one vehicle. and a shared garden area which includes a washing line.

LOCATION

As you are leaving Melton Mowbray town centre on Burton Road the property can be found on the left hand side, the second entrance immediately after Wicklow Avenue.

PETS

NO PETS ALLOWED.

VIEWINGS

Strictly by appointment with Shouler and Sons.

DISCLAIMER

TENANT FEES



TERMS

RENT:	£525 Per month, in advance, exclusive of rates and council tax.
DEPOSIT:	£605
VIEW:	Strictly by appointment with Shouler & Son.
COUNCIL TAX:	Band A
EPC:	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: http://www.epcregister.com/
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County Chambers, Kings Road,
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		
(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		