36 NORTHFIELD CLOSE

MELTON MOWBRAY, LE13 1JU

£625 Per month

Unfurnished

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 and use of a communal garden.

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, bathroom 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 - Purpose Built

Viewing Highly Recommended

ACCOMMODATION

SUMMARY
ENTRANCE HALL with built-in cloaks cupboard, wall mounted gas-fired combi central heating boiler and a radiator.

LOUNGE/DINING ROOM (12.03 x 12.01 ft) with entry phone system and a radiator.

KITCHEN a fitted kitchen with a range of wall and base units, stainless steel sink unit as set in roll top laminate work surface, gas
hob and electric oven, plumbing for automatic washing machine, vinyl flooring, tiled splashbacks, space for under counter fridge and a radiator.

DOUBLE BEDROOM (12.03 x 11.06 ft) with built-in wardrobe and a radiator.

BATHROOM with suite comprising panelled bath with shower over and screen, wash basin and w.c., shaving point and a radiator.

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

IMPORTANT TENANCY INFORMATION
The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £721

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

Services : Mains electricity, gas, water and drainage.

EPC : Band D.

STRICTLY NO PETS PERMITTED.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

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 Â£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.

Shouler & Son

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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 D. 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/

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

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

Tel: 01664 560181

www.shoulers.co.uk
lettings@shoulers.co.uk

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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.