



**12 MAIN ROAD**  
KIRBY BELLARS, MELTON MOWBRAY, LE14 2DX

**£650 Per month**  
Unfurnished

A well-presented and spacious one bedroom ground floor apartment situated within this former converted hunting lodge in the sought after village of Kirby Bellars. With well proportioned rooms, this self-contained property benefits from neutral decor, a gas central heating system, breakfast kitchen and double glazing to most windows. Outside there are communal gardens and a residents car park. Kirby Bellars is situated just 3 miles south of Melton Mowbray on the A407 Leicester Road.

The village benefits from a local public house 'The Flying Childers' and has great links to Leicester and the A46. In brief the property comprises of large entrance hall, breakfast kitchen, double bedroom and a spacious lounge.

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 Apartment - Purpose Built



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL : A spacious internal hall with airing cupboard and a radiator.

LOUNGE (17'1" x 15'4") with gas fire in teak surround, radiator and alcove area which could be utilised for storage or office area.

DINING BREASKFAST KITCHEN (14'4" x 10'10") A fully fitted kitchen with stainless steel sink unit, wall mounted gas-fired central heating boiler, eye height cupboards and base units with roll topped wood effect work surfaces, freestanding electric cooker, space for fridge and washing machine, space for table, tiled flooring and radiator.

DOUBLE BEDROOM (14'4" x 11'3") with a radiator.

BATHROOM with white suite comprising panelled bath with shower over, pedestal wash basin, low flush w.c., radiator, tiled flooring and a heated towel rail.

OUTSIDE: Residents car park. Use of communal gardens.

### LOCATION

Take the A607 Leicester Road out of Melton Mowbray. Upon reaching Kirby Bellars, Kirby Hall is situated on the left-hand side. Enter the front door, turn right and the flat is accessed via the second door on the left.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and curtains only.

Council Tax : Melton Borough Council : Band A.

Deposit : £750

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

Services : Mains electricity, gas, water and drainage.

EPC : D

STRICTLY NO PETS PERMITTED DUE TO PROXIMITY OF APARTMENTS.

Internet : ADSL and Fiber Available.

Viewings : Strictly by appointment with Shouler & Son .

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 £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



## 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 A
<b>EPC:</b>	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: <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>



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

