



# APARTMENT 16 KING STREET £845 Per month

MELTON MOWBRAY, LE13 1XA

Part furnished

A rare opportunity to reside in this newly converted and renovated two bedroom first floor apartment conveniently situated in the heart of Melton Mowbray.

The apartment is entered via a communal area via its original 1930's hardwood timber double doors to a grand entrance hall with art deco detailing and original stone staircase and cast iron balustrade leading to the first floor.

The spacious apartment benefits from fully double glazed windows, modern electric heating, a newly fitted bathroom and separate ensuite, newly fitted kitchen with all appliances included and views over St Mary's Church.

The apartment comprises of entrance hallway, living kitchen room, two double bedrooms, master bathroom and ensuite. The property also has parking to the front or rear for 1 car.

The apartment is ideally situated in the heart of Melton which benefits from many independent shops.



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

# 2 bedroom Flat - Conversion



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

**COMMUNAL ENTRANCE HALL :** Entered via original 1930's hardwood double doors to a grand staircase with stone steps and original cast iron balustrade to stairwell.

**ENTRANCE HALL :** Entered via doorway to large reception hall with corbelled art deco archway, electric radiator and door to living kitchen.

**LIVING KITCHEN (20.05 ft x 12.03 ft)** A spacious room with electric radiator and 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.

**BATHROOM :** With low flush WC, P-shaped panel bath with acrylic screen, mixer shower, ceramic sink, vinyl tile flooring, tiled splashbacks and cupboard housing the hot water cylinder.

**BEDROOM ONE : (11.06 x 11.11 ft)** A double bedroom with electric radiator and ensuite.

**ENSUTE :** Comprising of low flush WC, corner shower with mixer shower, sink pedestal, tiled splashbacks, chrome heated rail and wooden vinyl tile floor.

**BEDROOM TWO : (15.06 x 10.00 ft)** A double bedroom with electric radiator and dual aspect windows.

**OUTSIDE :** Parking for 1 car.

### IMPORTANT TENANCY INFORMATION

The Property is UNFURNISHED to include carpets and curtains only.

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

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

**Deposit :** £975

**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.

**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>	£845 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£975
<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>



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**Tel: 01664 560181**

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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	