



## 25 THE UPLANDS

MELTON MOWBRAY, LE13 0AF

£725 Per month  
Unfurnished

A well presented two bedroom first floor apartment located close to the town park and Leisure centre.

The property is ideally situated within walking distance of the town centre and very close to the town park and Marks and Spencer convenience store.

The property also benefits from one parking space and integrated appliances and comprises of entrance hall, two bedrooms, bathroom, kitchen and a good sized sitting room. The property would ideally suit a professional individual or couple looking for a modern apartment close to the town centre.

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 Apartment



# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL :

Entered via hardwood door with wood effect vinyl flooring.

### SITTING ROOM :

(14.00 x 14.10 ft)

A large room with electric oil panel heater.

### KITCHEN :

A fitted kitchen comprising a range of eye and base level units, wood effect laminate worktops, stainless steel sink, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated electric oven and hob, stainless steel extractor fan, storage cupboard, tiled splashbacks and wood effect vinyl flooring.

### BATHROOM :

A three piece suite comprising of a panelled bath with mixer shower over, low flush WC, sink, electric oil panel heater, tiled splashbacks and wood effect vinyl flooring.

### BEDROOM ONE :

(13.00 x 9.06 ft)

A double bedroom with electric oil panel radiator.

### BEDROOM TWO :

(6.07 x 9.08 ft)

A single bedroom with oil panel radiator.

### OUTSIDE :

Off street parking space for one car.

### IMPORTANT TENANCY INFORMATION :

The Property is UNFURNISHED.

Council Tax : Melton Borough Council : Band B.

Deposit : £836

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

Services : Mains electricity, gas, water and drainage.

EPC : Band C.

STRICTLY NO PETS.

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.

### LOCATION :

To locate the property go along up Dalby Road take the first exit on the right, then proceed to take the first left. The entrance to the property can then be found along the 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



## TERMS

<b>RENT:</b>	£725 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£836
<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 C. 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>



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(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			
England & Wales		EU Directive 2002/91/EC	