



## 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](http://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 monthly 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 £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.





## TERMS

|                     |                                                                                                                                                                                                                                                                                                     |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RENT:</b>        | £625 Per month, in advance, exclusive of rates and council tax.                                                                                                                                                                                                                                     |
| <b>DEPOSIT:</b>     | £721                                                                                                                                                                                                                                                                                                |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.                                                                                                                                                                                                                                                         |
| <b>COUNCIL TAX:</b> | Band A                                                                                                                                                                                                                                                                                              |
| <b>EPC:</b>         | <p>This property has an Energy Performance Efficiency Rating Band D.</p> <p>Ref</p> <p>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></p>                          |
| <b>REDRESS:</b>     | <p>Shouler &amp; 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></p> |



Ground Floor



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

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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 |         |           |
|                                             | 67      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |