



**APT 1, 7 KING EDWARD AVENUE**  
MELTON MOWBRAY, LEICESTERSHIRE, LE13 1FW

**£750 p.m.x.**  
Part Furnished

A fantastic opportunity to reside in this well-appointed and spacious ground floor apartment within this impressive Victorian period property which once formed part of the King Edward VII School. The property has been sympathetically renovated both internally and externally by the current developers and benefits from a high level of finish throughout to include new fixtures and fittings, new uPVC windows and modern electric heating. Outside there are two parking spaces to the residents' car park.

Viewing is strictly by appointment with the agents.

**Tel: 01664 410166**

**[www.shoulers.co.uk](http://www.shoulers.co.uk)**



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Ground floor apartment

## ACCOMMODATION

**ENTRANCE HALL** with intercom, storage cupboard, electric radiator, and ceiling spotlights.

**KITCHEN/DINING ROOM** (17'5" x 13'11") A spacious split level room with a newly fitted kitchen comprising a range of wall and base units, roll top laminate work surfaces, free standing washing machine, space for a condensing tumble drier, stainless steel sink, integrated dishwasher, integrated electric oven and hob, large integrated fridge freezer, overhead AEG stainless steel extractor fan, ceiling spotlights, electric radiator, airing cupboard housing hot water tank and wood effect vinyl flooring.

**DOUBLE BEDROOM** (13'11" x 9'3") with a built-in wardrobe, electric radiator, and door to **ENSUITE** comprising a wash basin with cupboard below, w.c., and shower enclosure with mixer shower, aquaboard splash backs, heated towel rail and wood effect vinyl flooring.

**DOUBLE BEDROOM** (14'11" x 11'4") with electric radiator and built-in wardrobe.

**BATHROOM** with white suite comprising wash basin with cupboard below, w.c., panelled bath and shower enclosure with mixer shower, heated towel rail, aquaboard splash backs, ceiling spotlights and wood effect vinyl flooring.

### OUTSIDE

Communal bin store

Two parking spaces situated in the residents' car park.

Please note that this property is to let **PART FURNISHED** which generally means carpets and blinds only.

## TERMS

**RENT:** £750 per calendar month, in advance, exclusive of rates and council tax.

**DEPOSIT:** £865

**TERM:** A one year shorthold tenancy is offered.

**SERVICES:** Mains electricity, water and drainage.

**VIEW:** Strictly by appointment with Shouler & Son.

**COUNCIL TAX:** Band \*.

**EPC:** This property has an Energy Performance Efficiency Rating Band D.

Ref: 6100-0466-0832-2095-3293.

A full copy of the EPC is available upon request or can be downloaded from:

<https://find-energy->

[certificate.digital.communities.gov.uk/](https://find-energy-certificate.digital.communities.gov.uk/)

**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/>

## STRICTLY NO PETS

## LOCATION

To locate the property, take Burton Street out of the town centre which then becomes Burton Road. Pass over the railway bridge and proceed up Burton Road. As you approach the brow of the hill take the left hand side turning onto King Edward Avenue and the property can be found on your left hand side.



Wilton Lodge, 1 Wilton Road,  
Melton Mowbray, Leicestershire, LE13 0UJ

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[www.shoulers.co.uk](http://www.shoulers.co.uk)

[lettings@shoulers.co.uk](mailto:lettings@shoulers.co.uk)