



1 Cross Keys Little St. Marys, Long Melford, CO10 9HY

£1,250 Per Month

- Three Bedroom Apartment
- Good condition
- Available Now
- Popular Village Location
- Wealth of Period Features
- Unfurnished

Entrance

Kitchen/Breakfast Room

15'11" x 21'7"

Comprising of a range of hand made antique style units with butler sink and mixer tap over, inset into a square edge worksurface with cupboards and drawers under. Integrated electric oven with hob over. Extractor hood over. Doors to Balcony.

Living Room

18'11" x 19'9"

A light room with two windows. Staircase leading to mezzanine bedroom. Brick fireplace with oak beam.

Bedroom

9'8" x 12'4"

A double bedroom with built in wardrobe. Window.

Bedroom

15'5" x 7'11"

Two windows.

Shower Room

Double walk in shower cubicle, wash hand basin and low level WC.

Mezzanine Bedroom

13'2" x 13'1"

Space for a double bedroom.

Tenancy Information

The rent is exclusive of council tax and utilities

Minimum term: 12 months

Deposit: £1442.00

Council Tax Band: D

Availability: NOW

EPC Rating: 41 E

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a 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

Council Tax Band:

D

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Relevant Letting Fees

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 Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 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.

Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"