

DAVID
BURR

**4 SLADES CLOSE, GLEMSFORD,
SUDBURY, SUFFOLK. CO10 7PT**



Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors' surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

This studio apartment enjoys a fitted kitchen as well as a dressing room, off road parking and garage.

**A spacious studio apartment.
Guide £595 pcm**

LONG MELFORD (01787) 883144

Castle Hedingham

Clare

Leavenheath

Newmarket

Woolpit

London EC1

www.davidburr.co.uk

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STUDIO: 11'8" x 8'9". (3.55m x 2.66m). A light spacious room with views over the communal garden. Doors leading to:-

KITCHEN: 8'7" x 6". (2.61m x 1.82m). The kitchen is fitted with a range of matching cupboards with an integrated sink with drainer unit and mixer tap, oven, ceramic hob and overhead extractor. There is also space for a washing machine with a breakfast bar area and a large built-in cupboard.



DRESSING ROOM: Space for bedroom furniture, large built-in cupboard with hanging rail and shelving.

BATHROOM: WC, pedestal wash hand basin and fully tiled shower cubicle and overhead power shower. Heated towel rail.

Outside

The communal garden area is mainly laid to lawn with footpath leading to the;

GARAGE: With up and over door and **OFF-ROAD PARKING.**

SERVICES: Main water, drainage and electricity.
NOTE: None of the services have been tested by the agent.

AGENT'S NOTES

In line with the Estate Agents Act 1979 potential tenants should be aware that this property belongs to an employee of David Burr (Long Melford) Ltd.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).
Council Tax Band: A.

PRICE: £595 pcm

DEPOSIT: £686.53

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (source Ofcom):

Broadband: Yes **Speed:** up to 54 mbps download, up to 11 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

