



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

£1,600 Per Month

- Two/Three Bedroom Apartment
- Refurbished
- 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 apart from water which is included in the rent.

Minimum term: 12 months

Deposit: £1846.00

Council Tax Band: D

Availability: NOW

EPC Rating: TBC

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:

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			
(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.