

Harcourt-Powell

Chartered Surveyors

GREAT CORNARD



TO LET - £725 P.C.M

Unfurnished

- First Floor Apartment
 - Kitchen
 - Lounge/Dining Room
 - Two Double Bedrooms
 - Bathroom
 - Gas Radiator Central Heating
 - uPVC Double Glazing
 - Off Road Allocated Parking
 - Shared Garden Area

9 Gainsborough Street, Sudbury, Suffolk,
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A Modern First Floor Apartment built approximately 10 years ago, with spacious living accommodation. The apartment benefits from two double bedrooms, gas radiator central heating, uPVC double glazing, enclosed rear garden shared with the adjoining ground floor apartment and has allocated off-road parking.

Entrance into Lobby with staircase to first floor

HALL

Built-in storage cupboard, further cupboard with hanging rails & shelving, access to loft space, window to rear.

LOUNGE/DINING ROOM 15'2 max narrowing to 7' x 15'2 narrowing to 9'

Laminate wood effect flooring, radiator, telephone and TV points, dual aspect windows.

KITCHEN AREA 6' x 4'6

Fitted with range of modern wall & base units, work surface areas over, space & plumbing for washing machine, space for fridge/freezer, inset sink, inset hob & built-in oven, extractor hood, cupboard housing gas-fired combination boiler, part ceramic tiling to walls, ceramic tiled floor, warm air plinth heater, window to side aspect.

BEDROOM ONE 12'11 x 9'

Free standing wardrobe, telephone and TV points, radiator, window to rear aspect with surrounding views.

BEDROOM TWO 9'11 x 7'

Radiator and window to front aspect overlooking courtyard.

BATHROOM 6'3 x 4'5

White suite of panelled bath with glass shower screen and independent shower over, W.C., pedestal wash basin, part ceramic tiling to walls, ceramic tiled floor, radiator, obscure glazed window to front aspect.

OUTSIDE

Allocated parking space for one car, bin storage area. The Apartment benefits from a communal garden which is shared with the ground floor Apartment, and is laid to lawn with patio area, all enclosed by tall wood panel fencing.

TERMS:- Rental for a period of 12 months initially at £725 p.c.m. (exclusive of Council Tax, Water Rates & Utilities) with a deposit of £840 to be paid. Proof of ID & Residency must be provided by all applicants. "Right to Rent" checks are compulsory on all applications. The Tenant will be responsible for their own Contents Insurance. We regret no smoking and no pets and excellent references will be required.

Council Tax Band 'A'

Energy Rating 'C'

Agents Note

An administration fee is payable in advance when credit references are taken. The cost of this is either £210 for a single person or £270.00 for two people sharing (both fees are inclusive of VAT) The administration fee is non-refundable if the letting does not take place. All cheque payments are to be made to **Harcourt-Powell Ltd.**

RL0412 – Melso Close, Great Cornard, CO10 0HR

NOTE

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending prospective Tenants must satisfy themselves independently as to the coincidence of VAT in respect of any transactions.

To conform with the Property Misdescriptions Act 1991, we must point out that the plumbing, heating and electrical systems were not tested at the time of inspection. These particulars are issued by Harcourt-Powell Chartered Surveyors as Agents for the Landlord as a guide to the property and do not constitute a warranty, an offer or a contract. Measurements are approximate and for guidance only and we do not accept liability for error, mis-statement or omission. No person in the employment of Harcourt-Powell Chartered Surveyors has any authority to make or give any representation or warranty in relation to the property.

