



7, Moorlands Close

Melbourn, Royston,
Cambridgeshire, SG8 6FF
£1,450 pcm

country
properties

Modern Three Bedroom Townhouse Situated In A Favourable Position Within The Cambridgeshire Village Of Melbourn. Available from early July. EPC Rating C. Council Tax Band C. Holding Fee £334.62. Deposit £1,673.08.

- Three Bedroom Town House
- Available Early July
- EPC Rating C
- Council Tax Band C
- Holding Fee £334.62
- Deposit £1,673.08

Ground Floor

Entrance Hall

Stairs to first floor. Radiator.

Kitchen

14' 3" x 5' 11" (4.34m x 1.80m)
Range of base and wall mounted units with work surfaces over and in top one and a half bowl stainless steel sink unit and drainer. Integrated washing machine, dishwasher, electric oven and gas hob with extractor over and fridge/freezer. Tiled floor. Double glazed window to front. Wall mounted gas boiler.

Lounge

15' 3" x 8' 11" (4.65m x 2.72m)
Door to garden. Double glazed window to rear. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Tiled floor.

First Floor

Landing

Double glazed window to front. Radiator.

Bedroom 1

15' 3" x 7' 11" (4.65m x 2.41m)
Two double glazed windows to rear. Radiator.

Bathroom

Suite comprising panelled bath with shower attachment, wash hand basin and low level wc. Radiator. Tiled floor. Extractor fan.

Bedroom 3

8' 6" x 8' 1" (2.59m x 2.46m)
Double glazed window to front. Radiator.

Second Floor

Bedroom 2

18' 1" max x 11' 1" max (5.51m max x 3.38m max)
Dual aspect double glazed windows to front and rear. Two radiators. Large under eaves storage cupboard.

External

Front Garden

Off road parking for 2 vehicles.



Rear Garden

Lawn and patio area. Gated access at rear to front.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

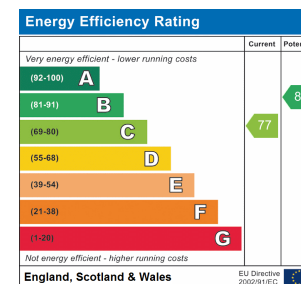
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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