



4 Falconer Court, High Street

Melbourn, Nr Royston,
Cambridgeshire, SG8 6AP
£895 pcm

country
properties

This One Double Bedroom House within a courtyard setting offers an open plan kitchen/lounge, bedroom, shower room and off road parking for one car. The property has gas heating and includes white goods. The village centre is only a 5-10 minute walk away with Meldreth Train Station being within just 1-2 miles. EPC: B. Council Tax band B. Available late September. Holding Fee £206.54. Deposit £1,032.69.

- One Bedroom House
- Parking For One
- EPC: B
- Council Tax Band B
- Holding Fee £206.54
- Deposit £1,032.69

Ground Floor

Lounge

13' 10" x 11' 11" (4.22m x 3.63m)

Double glazed entrance door leading into lounge with double glazed bow window to front, stairs to first floor, wall mounted trip fuse board, two radiators, down-lighting and opening leading to Kitchen.

Kitchen

11' 11" x 5' 2" (3.63m x 1.57m)

Fitted with a range of both base and wall mounted kitchen units, worktops, tiled splash-backs with integrated fridge, single electric oven, gas hob with canopy extractor hood above. Single bowl stainless steel sink unit, Integrated dishwasher and washing machine. Double glazed frosted window to rear. Down-lighting.

First Floor

Landing

Radiator, Double glazed velux style window to rear and access to loft.

Bedroom

11' 11" x 9' 5" (3.63m x 2.87m)

Radiator, Double glazed window to front and storage area over stairs.

Shower Room

Fitted suite comprising of Shower enclosure with wall mounted shower, close coupled w.c., pedestal wash hand basin, double glazed velux style window to rear, radiator, down-lighting and extractor fan.

External

Parking

To the side of the property is an undercover parking area with space for one vehicle. There is no rear garden area. The front has shared access for vehicle and pedestrian use.



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 terminate 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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Viewing by appointment only

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