Balmforth
Estate Agents, Valuers & Letting Agents





1274M, 55 Mill Park Gardens, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7FE

£1,250 per month

• Three bedroom first floor apartment
• Modern kitchen with a range of integrated appliances
• Open plan kitchen/lounge/dining area
• Family bathroom
• Allocated parking
• Communal gardens
• Gas central heating
• Available Early August.

This three bedroom first floor apartment is located within walk distance to all of the local amenities. The property benefits from a modern open plan kitchen/lounge/dining area, three double bedrooms, allocated parking and is within 10 minutes to both RAF Lakenheath and RAF Mildenhall.

Available: Early August.
Heating: Gas central heating.
Deposit: £1,440.00.
Council Tax: Band - B - £1,790.93 (2026/27) year.
(Active duty military members are exempt)
Agents note: Stock photos used.

In more detail the property comprises of:-
ENTRANCE HALL:

KITCHEN/LOUNGE/DINING AREA:
Range of wall and base units with sink, electric oven and gas hob with extractor hood over, integrated fridge freezer, dishwasher and washer/dryer.

BEDROOM ONE:

BEDROOM TWO:

BEDROOM THREE:

FAMILY BATHROOM:
White suite comprising of low level wc, pedestal hand basin and bath with shower over.

OUTSIDE:
Allocated parking and communal gardens.

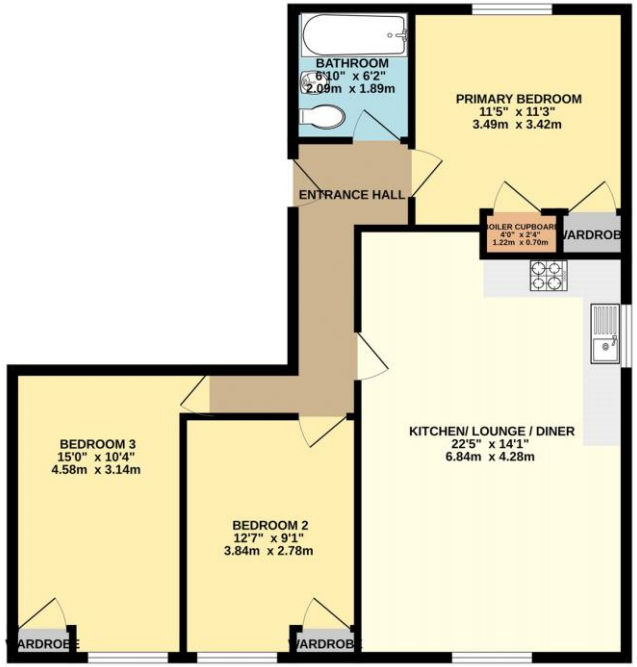
**Viewings**
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk







GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



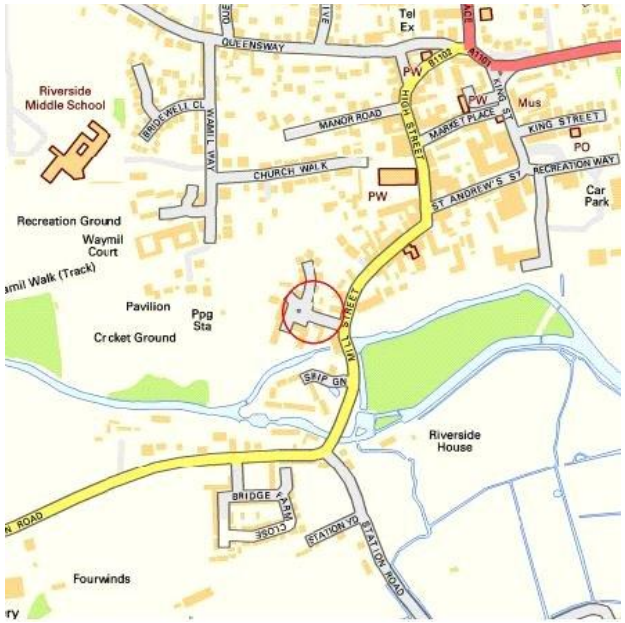

TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

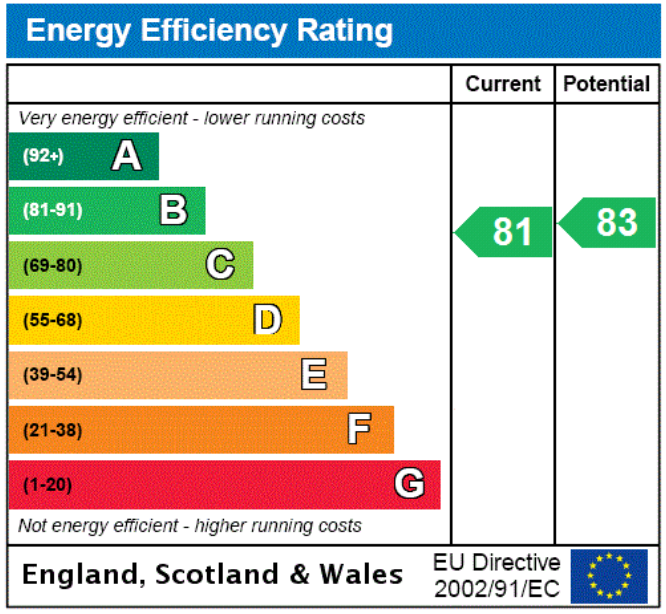
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ




## ¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit

| | |
|---|---|
| For rents of £450-£874pcm | =£100 holding deposit |
| For rents of £875-£1,299pcm | =£200 holding deposit |
| For rents of £1,300+pcm | =£300 holding deposit |

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

## ¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

**For further details please see our websites – www.balmforth.co.uk – for full up to date listings or www.balmforth-usaf.com – for local area guides and information**

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DISCLAIMER
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – http://bit.ly/sW9JS5