Balmforth
Estate Agents, Valuers & Letting Agents



3327, 9 Milden Lodge, Queensway, Mildenhall,
Suffolk, IP28 7EP

£1,250 per month

• Top Floor Apartment
• Two bedrooms
• Spacious accommodation throughout
• Lounge with feature fireplace
• Separate dining room
• Kitchen with space for appliances
• Allocated off street parking
• Available Now

This first floor apartment located in Mildenhall town centre benefits from spacious accommodation throughout including lounge and separate dining area, two bedrooms, family bathroom and allocated parking to rear.

Available: Now.
Heating: Gas central heating.
Deposit: £1,440.00.
Council Tax: Band - A - £1,535.08 (2026/27) year.
(Active duty military members are exempt)

In more detail the accommodation comprises of:-
HALLWAY
With space for coats and shoes. Leading to:

LIVING ROOM
Gas fireplace with surround, windows to dual aspects, three-panel folding doors opening to:

DINING ROOM
Windows to dual aspect

KITCHEN
A range of shaker style wall and base units, worktop with inset sink, space for a freestanding cooker, fridge/freezer, washing machine and tumble dryer, window to the rear aspect

BEDROOM ONE
Double bedroom with window to the rear aspect

BEDROOM TWO
Double bedroom with window to the rear aspect

BATHROOM
White suite comprising of bath with shower above, pedestal basin, WC, airing cupboard with combi boiler and storage space, window to the rear aspect

OUTSIDE
Communal entrance door with stairs leading up to the first floor

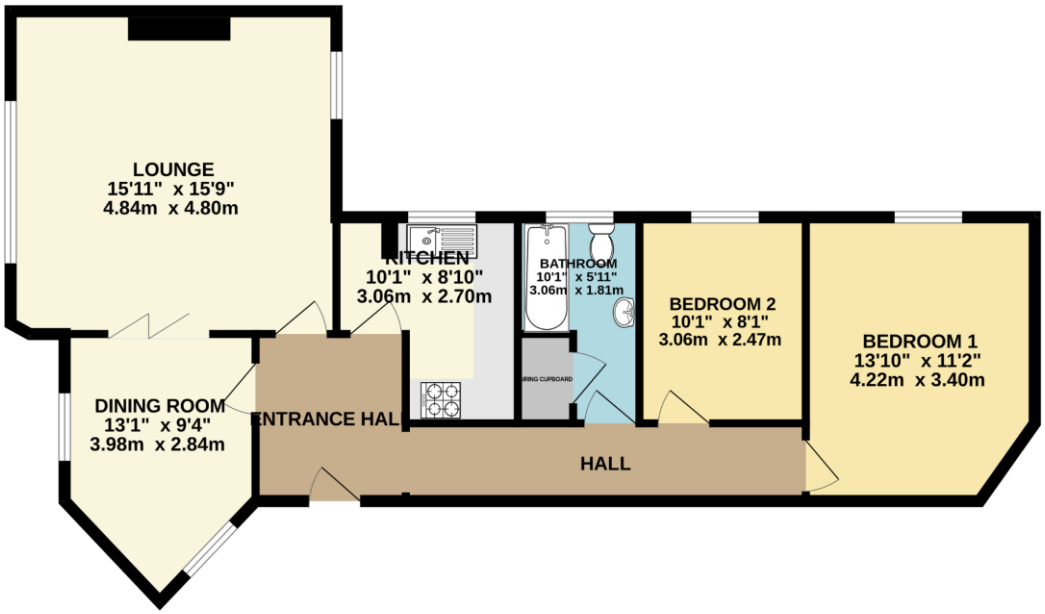
Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk







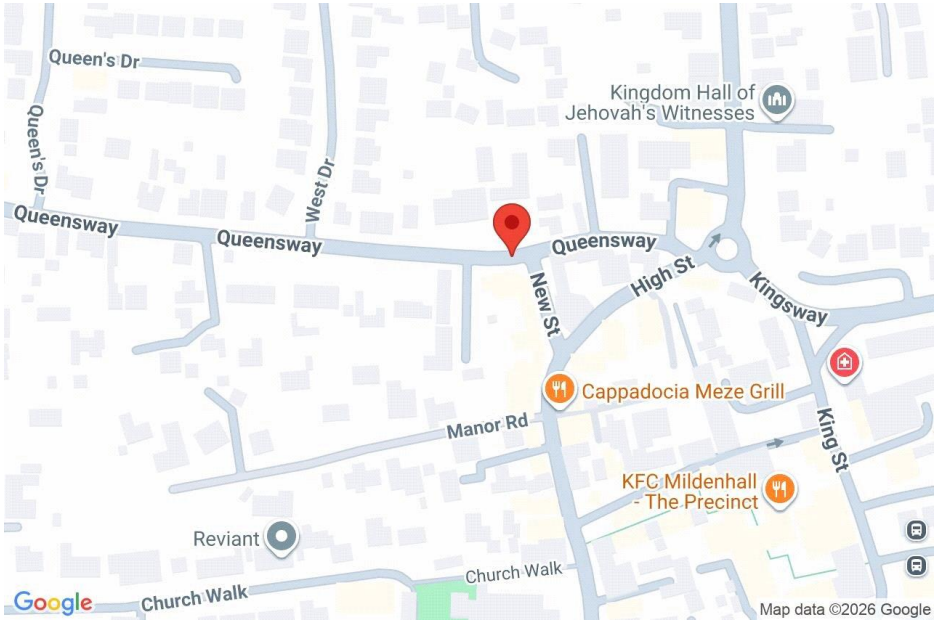
GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.

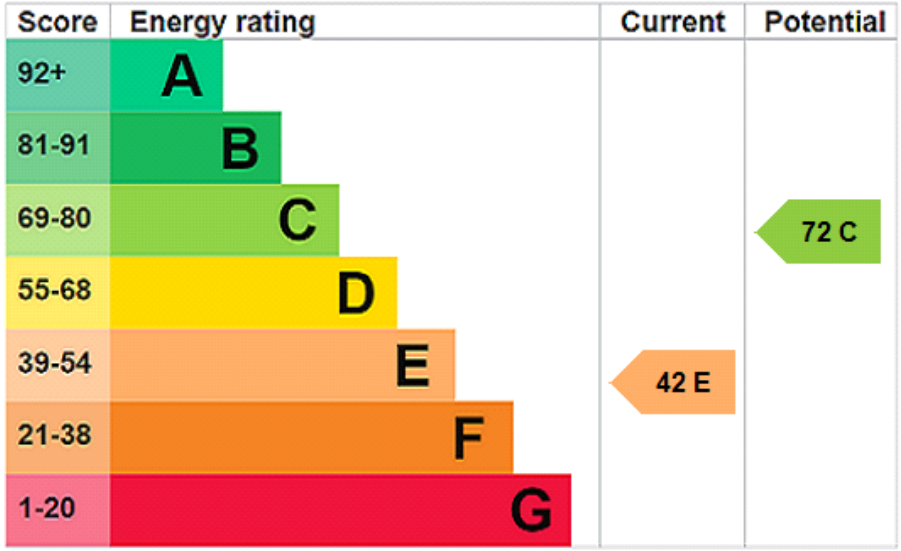






Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦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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TENANCY DEPOSIT SCHEME
The Property Ombudsman

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