Balmforth
Estate Agents, Valuers & Letting Agents



3332M, 14 The Mews, The Manor, Herringswell,
Bury St. Edmunds, Suffolk, IP28 6FA

£1,730 per month

- High-spec property
- Open plan kitchen/lounge/diner
- Kitchen with all built-in appliances
- Balcony to kitchen area
- Bedroom one with en-suite and balcony
- Two further double bedrooms, one with en-suite
- Available Now

This spectacular two bedroom apartment located in Herringswell is just a 15 minutes' drive to RAF Mildenhall and 11 minutes to RAF Lakenheath. The property is set over two floors benefitting from a large open plan, kitchen/lounge/diner to the first floor, a generous sized balcony panning across the width of the property overlooking the landscaped communal area to the front. The second floor offers a good sized primary bedroom with balcony and en-suite shower room, a further double bedroom and family bathroom.

Available: Now.
Heating: Electric.
Deposit: £1,995.00.
Council Tax: Band - D - £2,199.73. (2026/27) year.
(Active duty military members are exempt)

In more details the accommodation comprises of:
ENTRANCE HALL:
Stairs to first floor

KITCHEN/LOUNGE/DINER:
KITCHEN AREA:
Range of wall and base units, oven and ceramic hob with ceiling mounted extractor hood, integrated fridge freezer and inset sink.
LOUNGE/DINER:
Windows to front, bi-fold doors to balcony and stairs to second floor

STAIRS/LANDING:
Storage cupboard.

BEDROOM ONE:
French doors to balcony

EN-SUITE:
Low level wc, hand basin and corner shower cubicle

BEDROOM TWO:
Window to rear

BATHROOM:
Low level wc, hand basin, bath with shower over and heated towel rail.

OUTSIDE:
Allocated parking space and communal gardens.

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



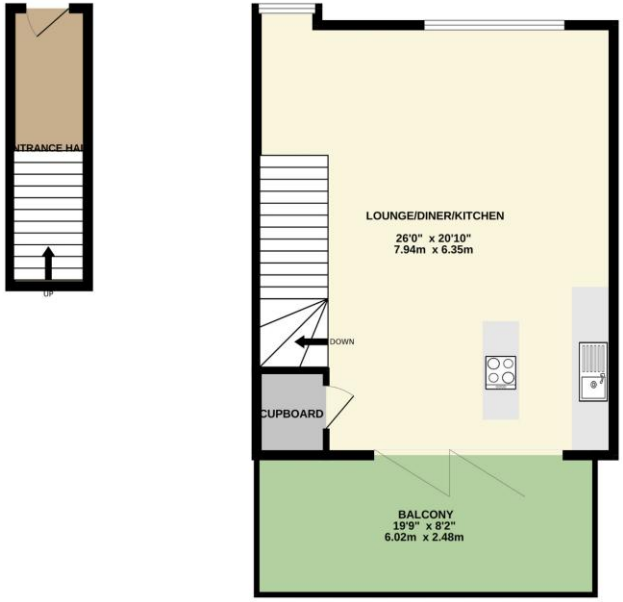




GROUND FLOOR
73 sq.ft. (6.8 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

2ND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

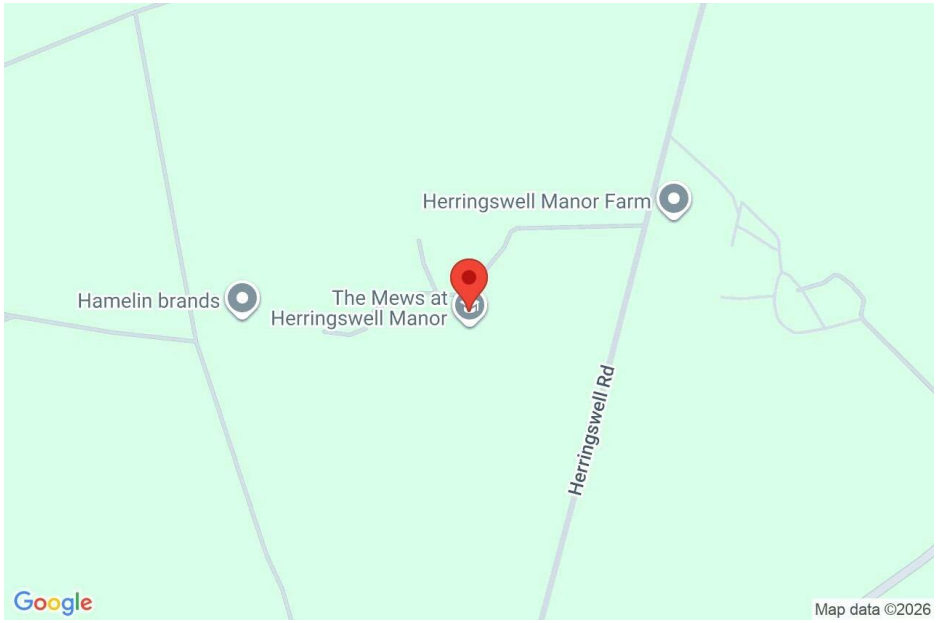
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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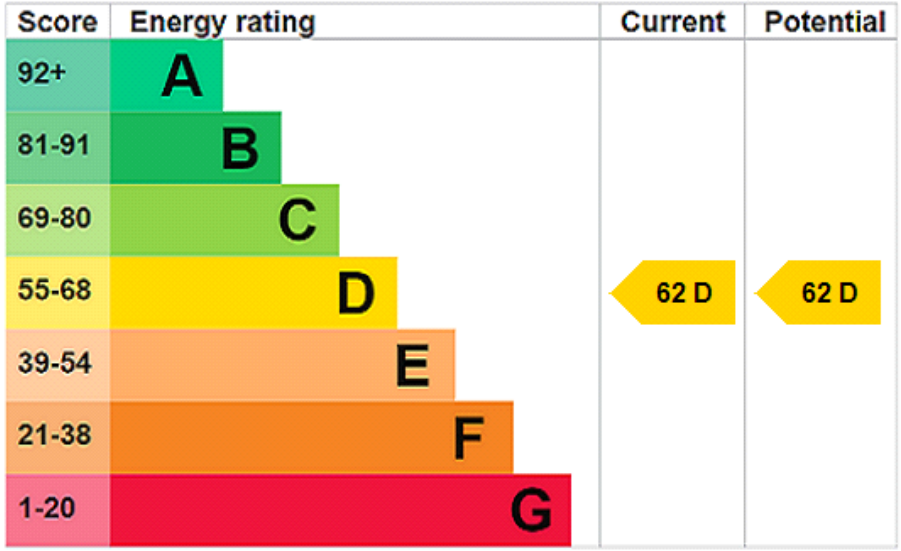






Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦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