



The Rowans, Milton

£1,025 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Recently decorated
- Recently fitted flooring
- Two double bedrooms, one single
- Enclosed rear garden
- Allocated parking to rear of property
- Highly sought after development

Modern family home located in the well served village of Milton offering excellent access to A10/A14/M11 and Science and Business Parks. The well presented home comprises; entrance porch, sitting room, kitchen/dining room, two generous double bedrooms, one further single bedroom and family bathroom. The property also benefits from gas central heating, front and rear gardens and two allocated parking spaces. The property has recently been fully redecorated and had new carpets fitted.

Available 12th April 2019

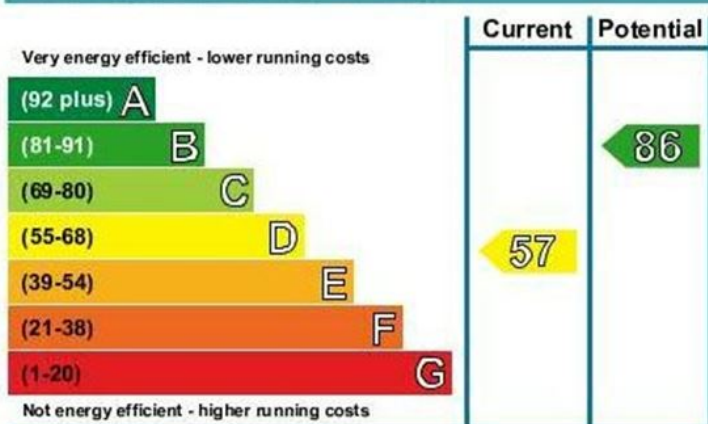
Unfurnished

Deposit £1575

Managed



Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Standard fees

Prices include VAT. Please see the Guide for Tenants for full details.

Tenancy administration fee, due on application

One individual	£350 (£225 for bedsits)
Each individual thereafter	£100
Company Let	£400

At the start of your tenancy

Dilapidation deposit	1.5 x monthly rent (refundable)
Initial rent payment	1 x monthly rent (unless additional advance payments have been agreed)

Administration fee

To cover end of tenancy inventory inspection, compliance with tenancy deposit scheme and transfer of utilities/council tax. £125 (£75 for bedsits)

Insurance

It is recommended that the tenant adequately insures their own possessions, this cover to include tenant liability cover against accidental damage of the Landlords fixtures and fittings. TuckerGardner are happy to provide a quote for this cover.