



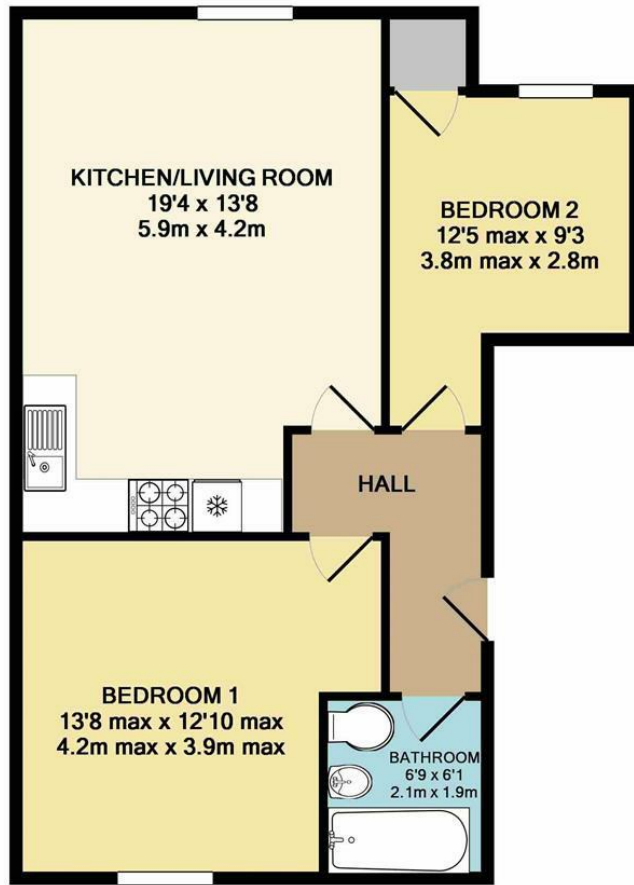
**Mill Park Gardens, Mildenhall, Suffolk, IP28 7FE**  
**Rent - £1,080 PCM      Deposit - £1,246**

- MODERN TOP FLOOR APARTMENT
- 2 BEDROOMS
- KITCHEN WITH SOME BUILT IN APPLIANCES
- FAMILY BATHROOM
- ALLOCATED PARKING & COMMUNAL GARDEN
- CLOSE TO THE TOWN CENTRE
- GAS HEATING & ENERGY RATING - C
- APPROXIMATE SIZE - 606 SQ FT
- PETS CONSIDERED / COUNCIL TAX BAND - B
- AVAILABLE AT THE END OF MAY



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
100% energy efficient - lower running costs				100% environmentally friendly - lower CO <sub>2</sub> emissions			
81-91%	A			81-81%	A		
69-80%	B			77-80%	B	82	82
55-68%	C			69-76%	C		
39-54%	D			55-68%	D		
29-38%	E			46-54%	E		
13-28%	F			31-45%	F		
1-12%	G			1-30%	G		
All energy efficient - higher running costs				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	79	79	England & Wales		EU Directive 2009/31/EC





TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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