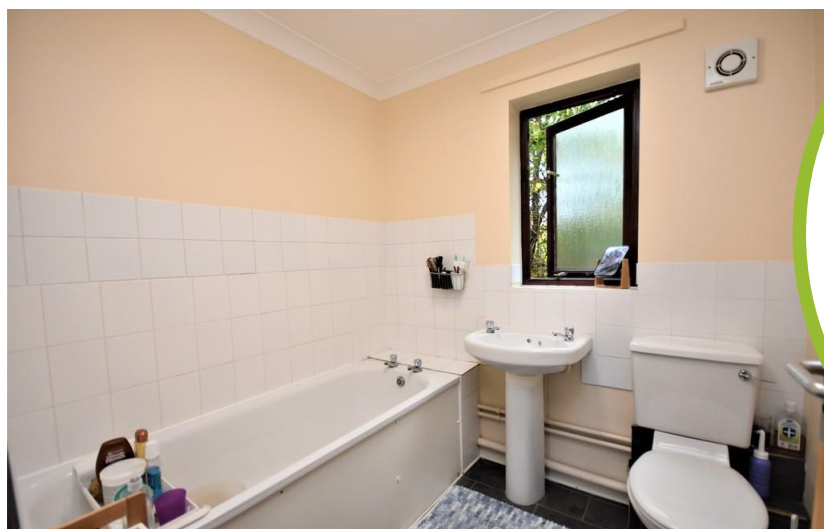


Burgess Place, Martlesham Heath, Ipswich, IP5 3QZ



To Let
Unfurnished
£550pcm

1 bedroom
1 reception room
1 bathroom



This one bedroom ground floor apartment benefits from allocated parking and is ideally located for access to the A12 and A14.

Some details

This one bedroom ground floor apartment benefits from allocated parking and is ideally located for access to the A12 and A14. The property begins with the lounge which has a separate kitchen to one end. From the lounge through to the bedroom which is of double size and has a bathroom to the rear, the bathroom has a three piece suite with shower over bath.

Lounge

15' 06" x 9' 11" (4.72m x 3.02m)

The lounge is accessed directly from the front door and has a window to the front and access to the kitchen to the rear.

Kitchen

8' 08" x 6' 10" (2.64m x 2.08m)

The kitchen is accessed from the lounge and has a window to the rear and a useful cupboard, There is a free standing electric cooker and sink as well as a range of worktops and cupboards.

Bedroom

17' 09" x 8' 05" (5.41m x 2.57m)

The bedroom is accessed from the lounge and is of double size, with a window to the front and access to the bathroom to the rear.

Bathroom

6' 09" x 6' 03" (2.06m x 1.91m)

The bathroom is accessed from the bedroom and has a window to the rear, and has a three piece suite comprising of W/C, hand wash basin and bath with shower over.

Letting Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £634.61

Availability: Start November

No Pets

Non Smokers

Holding Deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Further information

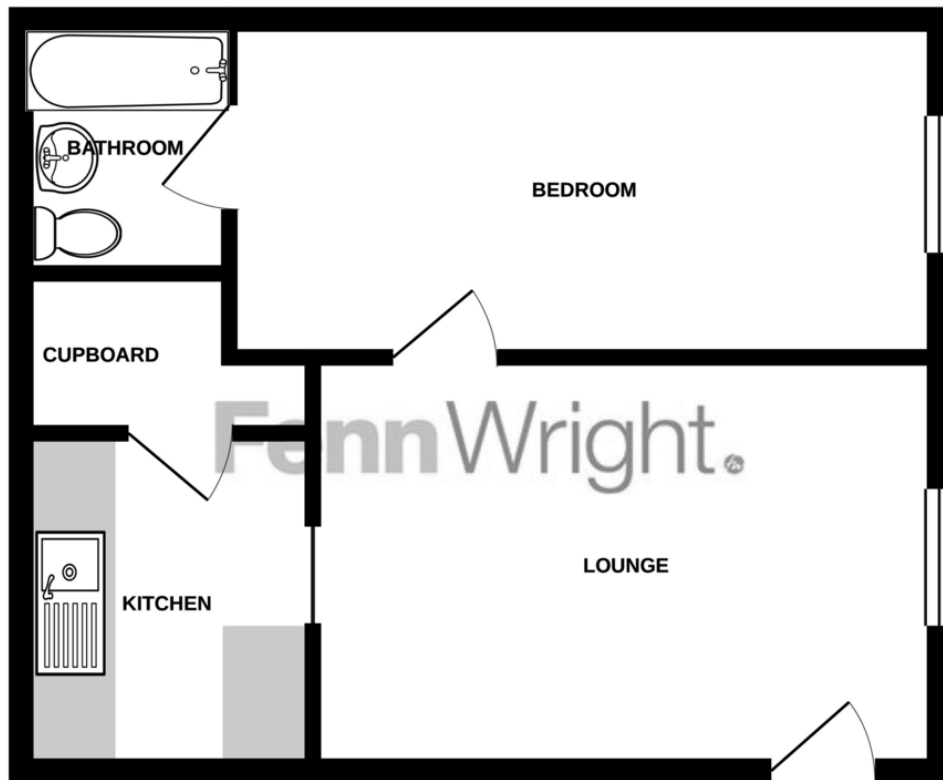
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01473 417711.

GROUND FLOOR



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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To find out more or book a viewing

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Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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