

Gipping House, Dock Street, Ipswich, IP2 8ET



**To Let**  
**Unfurnished**  
**£875 pcm**

**2 bedrooms**  
**1 reception room**  
**1 bathroom**



A brand new two bedroom first floor apartment, within a converted building, finished to a high standard throughout and enjoying waterfront views. This property is situated within walking distance of Ipswich town centre.

## Some details

Enjoying waterfront views and occupying an excellent position within easy reach of Ipswich town centre, is this brand new two bedroom first floor apartment.

This block has recently been converted to include four brand new and unique apartments, all of which have been finished to a high standard throughout with high quality wood-effect flooring and carpets as well as fitted kitchens complete with dishwashers and ovens. The bathrooms are fully tiled and come complete with heated towel rails and wall-mounted mirror-fronted cabinets.

The open-plan kitchen/dining/living room features a bay window to the front aspect over-looking an estuary of the River Orwell, with views of the Marina to the right. Waterfront views can also be enjoyed from bedroom two.

This apartment is offered unfurnished and available immediately.

### Hallway

With doors to all rooms, storage cupboard, airing cupboard, space and plumbing for a washing machine.

### Living room/dining room/kitchen

19' 1" > 14' 3" x 18' 0" (5.82m > 4.34m x 5.49m)  
Fitted kitchen complete with integrated dishwasher and electric oven & hob. Bay window overlooking the water.

### Bedroom one

14' 6" x 13' 2" (4.42m x 4.01m)

### Bedroom two

17' 10" x 8' 11" (5.44m x 2.72m)  
With window to front aspect overlooking the water.

### Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)  
Fully tiled, heated towel rail, low-level w/c, panelled bath with glass screen and shower over, hand wash basin, mirror-fronted wall cabinet.

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1,067.30

Availability: Now

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

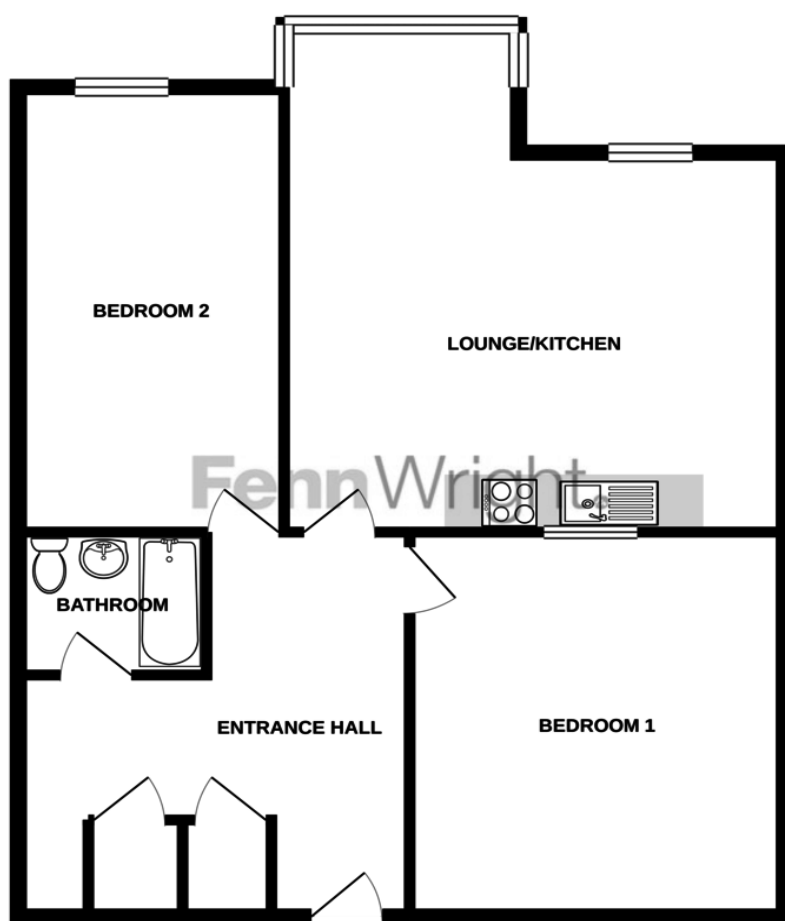
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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

FIRST FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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To find out more or book a viewing

**01473 417711**

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