

Gipping House, Dock Street, Ipswich, IP2 8ET



To Let
Unfurnished
£900 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. This property is situated within walking distance of Ipswich town centre.

Some details

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, with the wide hallways including spaces and plumbing for tenants' washing machines.

Original steel beams can be found in both bedrooms as well as the open-plan kitchen/dining/living room which also has a large bay window to the rear aspect.

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

20' 3" x 18' 0" (6.17m x 5.49m) (max)
Fitted kitchen complete with integrated dishwasher and electric oven & hob. Bay window to rear aspect.

Bedroom one

21' 0" x 8' 10" (6.4m x 2.69m)
Window to rear and side aspects.

Bedroom two

13' 1" x 10' 7" (3.99m x 3.23m)
Window to side aspect.

Bathroom

8' 5" x 5' 5" (2.57m 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: £1,038.46
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

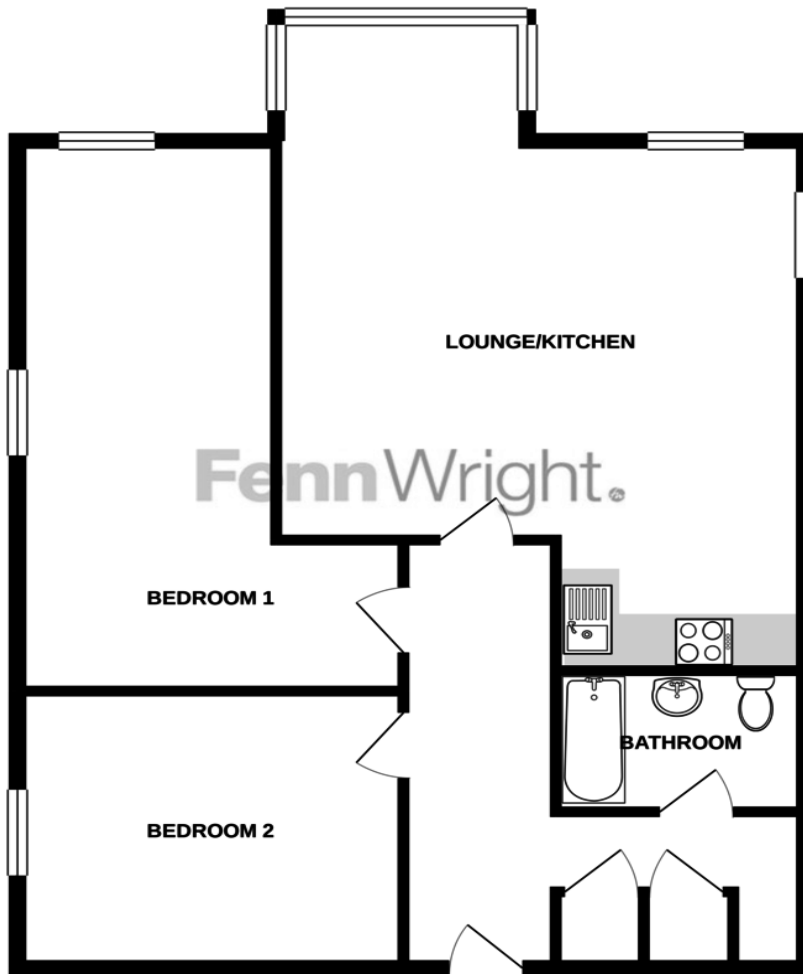
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

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

FIRST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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.
Made with Metropix ©2021

To find out more or book a viewing

01473 417711

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

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 conditions, 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.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our

