

Simon House, St. Marys Road, Ipswich, IP4 4SP



To Let
£1050pcm

2 bedrooms
1 reception room
2 bathrooms



Rarely available to the market to rent is this lovely two bedroom duplex apartment located in a fantastic quiet location set in the desirable St Mary's Road Development to the East of Ipswich.

Some details

General information

Rarely available to the market to rent is this lovely two bedroom duplex apartment located in a fantastic quiet location set in the desirable St Mary's Road Development to the East of Ipswich.

Located on the top floor the apartment has accommodation split over two levels. On the ground floor there is a spacious living/dining room with balcony, kitchen/breakfast room, second bedroom with balcony and the bathroom. On the top floor is the hugely spacious master bedroom benefitting from an en-suite shower room. The property also benefits from an allocated parking space.

Please note the landlord is open to leaving some of the furniture seen in the images and this can be discussed further following a viewing of the property.

Entrance hall

10' 3" x 8' 2" (3.12m x 2.49m)

Doors leading to all downstairs rooms, understairs storage cupboard and stairs rising to the first floor.

Kitchen/breakfast room

10' 7" x 8' 2" (3.23m x 2.49m)

The kitchen offers a range of base and eye level units, electric oven and hob, stainless steel sink with drainer, fridge/freezer, washing machine and microwave. Please note the landlord will not maintain or replace the white goods.

Living-dining room

18' 4" x 11' 9" (5.59m x 3.58m)

A lovely, spacious reception room benefitting from a small balcony to the rear aspect.

Bedroom two

10' 5" x 10' 5" (3.18m x 3.18m)

Good size double bedroom with small balcony to rear aspect and built in wardrobe.

Bathroom

8' 00" x 7' 00" (2.44m x 2.13m)

Panelled bath, low level wc and wash hand basin.

Bedroom one

19' 2" x 12' 5" (5.84m x 3.78m)

Fantastic sized master bedroom occupying the top floor of the apartment benefitting from a large built in wardrobe, Juliet balcony and en-suite shower room.

Ensuite

Not measured

Walk in shower, low level wc and wash hand basin.

Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1211.53 or our deposit replacement product.

Availability: Now

No Pets

Non Smokers

Council tax band D

EPC rating C

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.

Directions

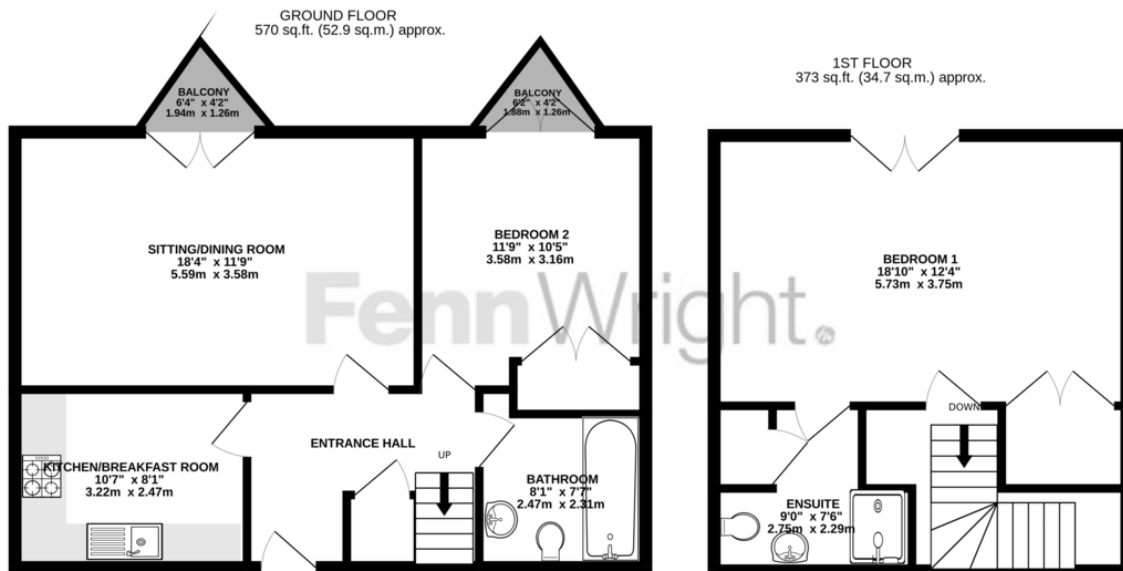
Further information

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.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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.
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To find out more or book a viewing

01473 417711

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