



Centrum Court, Ipswich, IP2 0AR

£950 pcm

MaxwellBrown

Independent Property Agents

TO-LET AVAILABLE FROM 16TH MARCH 2024

Situated on the ground floor this well presented 2 bedroomed apartment benefits from a car parking space in a secure parking area and lift access. Accommodation comprises hall, open planned fully fitted kitchen/living room with terrace and riverside views, 2 double bedrooms and bathroom. The apartment is heated by electric heaters and has double glazing throughout. Sorry pets are not permitted on this site.



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Communal hall with stairs and lift, door to:

Entrance Hall: Phone entry system, Dimplex electric radiator, smoke detector, airing cupboard housing hot water tank, Dimplex controller and Horstman Economy seven timer, doors to:

Bedroom 1: 11' x 11' (3.35m x 3.35m) With fitted mirrored double wardrobe with shelves and hanging space, Dimplex electric radiator, sealed unit double glazed window to front with vertical blind.

Bedroom 2: 9' X 10' max, reducing to 7'6" (2.47 x 3m max). With sealed unit double glazed Window to side with vertical blind.

Bathroom: Fitted with white suite comprising low level flushing WC, pedestal wash basin with tiled splashback, panelled bath with shower, curtain and rail over, Dimplex heated towel rail, spotlights, Manrose extractor fan, and vinyl floor.

Lounge: With 2 Dimplex electric radiators, TV and telephone points, sealed unit double glazed window to side with vertical blind, French doors leading to terrace, open to:

Kitchen: Fitted with beech effect units comprising inset 1½ bowl drainer stainless steel sink unit with mixer tap, tiled splashbacks, Hoover washing machine/dryer, Smeg dishwasher, integrated oven, Smeg hob and extractor hood, Goreije fridge freezer. A range of eye level units, inset spotlights, vinyl flooring and sealed unit double glazed window to rear.

Outside: Private paved patio enclosed by railings, overlooking the river front.

Parking: The flat has an allocated parking space in the carpark below the development.

Services: We understand that mains services are connected to the property.

Please note there will be a charge of £40.00 per month to cover water rates.

Council tax: Band B

Broadband speeds according to Ofcom:

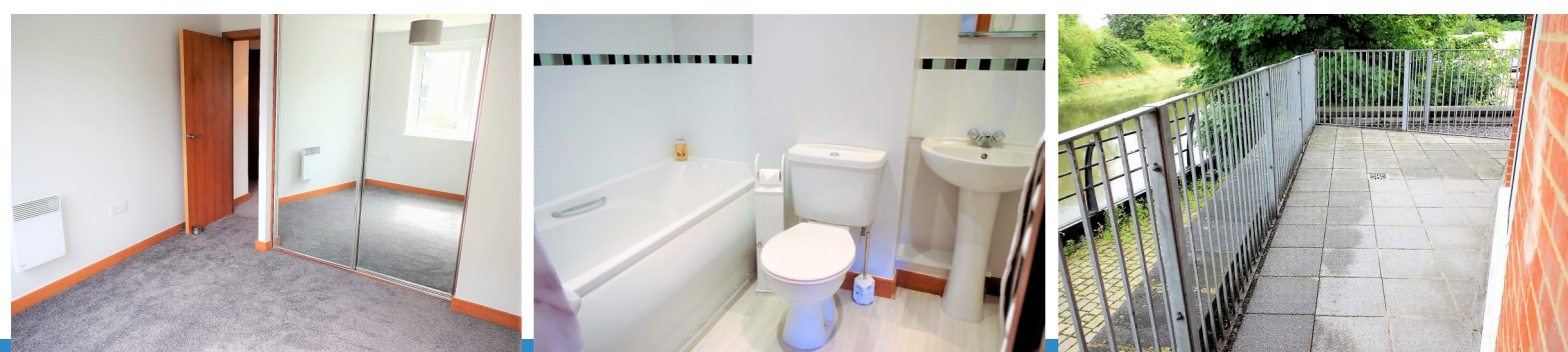
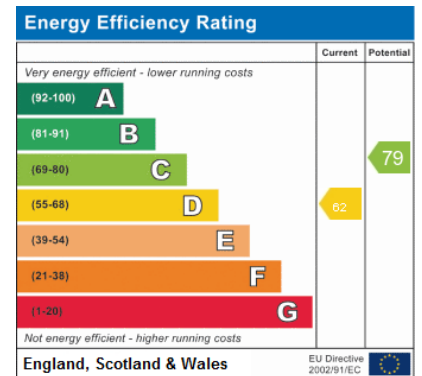
Standard 6Mbps download

Ultra-fast 1000 Mbps download

Services available City Fibre

Agent's Note:

We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

