

Stokebridge Maltings, Dock Street, Ipswich, Suffolk, IP2 8EU



**To Let**  
£700 pcm

**2** bedrooms  
**1** reception room  
**1** shower room



An unfurnished two bedroom second floor apartment situated within a Grade II listed dockside Maltings building which is located within walking distance of Ipswich town centre and railway station. The property boast a wealth of exposed timbers and there is also an allocated parking space.

## Some details

Situated on the outskirts of Ipswich Town Centre and overlooking the waterfront of Ipswich Docklands is this two bedroom second floor apartment. It has an open-plan kitchen/sitting room, shower room and two bedrooms.

The accommodation comprises an entrance hall with doors to all rooms and a storage cupboard. The kitchen/sitting room has a range of base and eye level units, work surfaces, built-in oven and electric hob. The sitting area has a breakfast bar and doors opening onto the balcony.

Bedroom one is situated to the rear of the property and has a window overlooking the waterfront. Bedroom two is adjacent which also overlooks the waterfront. The shower room comprises a suite of shower, basin and WC.

### Entrance hall

27' 7" x 2' 10" (8.41m x 0.86m)

### Kitchen/Sitting room

21' 10" x 9' 9" (6.65m x 2.97m)

### Bedroom one

15' 3" x 10' 6" (4.65m x 3.2m)

### Bedroom two

10' 0" x 6' 4" (3.05m x 1.93m)

### Shower room

8' 11" x 6' 6" (2.72m x 1.98m)

### The outside

One allocated parking space can be found to the front of the property.

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £807.69 \*or\* a deposit alternative - enquire for details

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

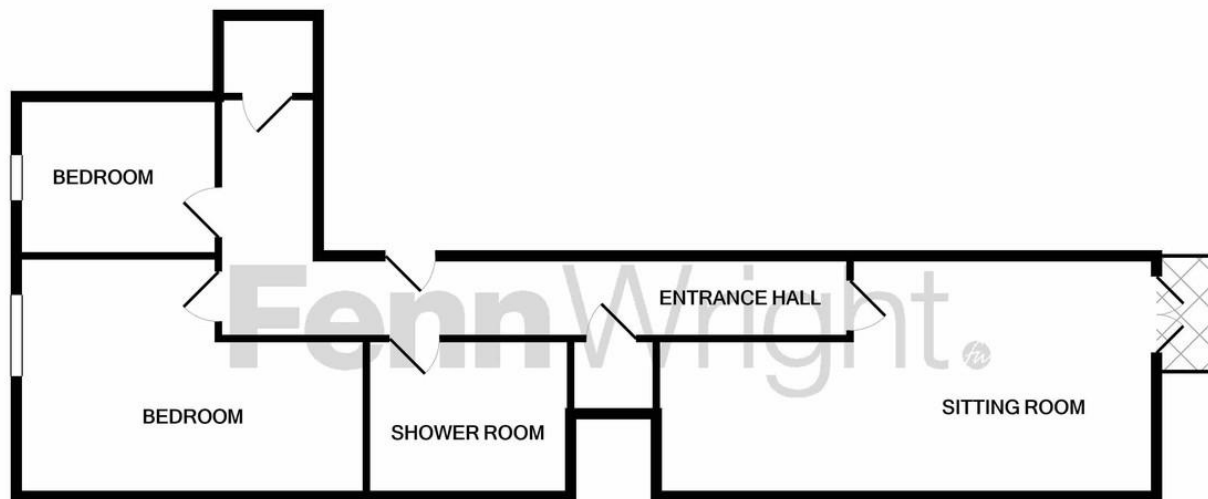
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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





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To find out more or book a viewing

**01473 417711**

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Particulars of Stokebridge Maltings, Dock Street, Ipswich, Suffolk, IP2 8EU

