



FLAT 30A

TO LET £695 PCM

16-30 BARKING ROAD, NEEDHAM MARKET, IPSWICH, IP6 8ET

NP NICHOLAS
PERCIVAL

To Let: £ 695 pcm exclusive
Holding Deposit £160
Deposit £800
EPC: E
Council Tax Band A, Mid Suffolk Council

First floor apartment benefitting from two bedrooms,
living room, kitchen and bathroom.

Please note that the photographs in this brochure are of a neighbouring
property but Flat 30a is fitted to a similar standard.



Accommodation

Kitchen

14' 04" x 5' 09" (4.37m x 1.75m)

Fully fitted with a comprehensive range of wall and base units, electric fan oven with four ring hob and extractor hood over, sink and drainer unit.

Living Room

12' 02" x 8' 04" (3.71m x 2.54m)

Benefitting from a large window to the front, radiator, electrical sockets and TV point.

Bedroom

15' 02" x 5' 09" (4.62m x 1.75m)

A bright room benefitting from a large window to the front, radiator, electrical sockets and TV point.

Bedroom Two

10' 05" x 4' 11" (3.18m x 1.5m)

Overlooking the rear of the property benefitting from a storage cupboard, plug sockets and TV point.

Bathroom

10' 05" x 4' 11" (3.18m x 1.5m)

Tiled bathroom with low level WC, vanity wash hand basin, bath with electric shower and glass screen, heated towel rail, vinyl wood effect flooring.

Broadband and Mobile coverage

Max download speed Superfast 80Mbps & upload speed 20Mbps available. Mobile phone coverage available with EE, Three & O2. Source Ofcom

Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email info@nicholaspercival.co.uk.

Ref: RL10867

Agents Note

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IMPORTANT: we would like to inform prospective tenants that these lettings 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 rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;