







## Fonnereau Road, Ipswich, Suffolk

### £650 Per month

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GRACE ESTATE AGENTS are pleased to present this First Floor, Studio Apartment, situated in the heart of Ipswich Town Centre; this property is close to all local and mainstream Amenities. The Studio is located directly opposite Christchurch Park, is a stone's throw from Tower Ramparts Bus Station and a 5 minute walk into Ipswich Town Centre.

The property comprises of a Modern Fitted Kitchen and Bathroom, as well as the Bedroom/Living Room with Built-In-Bed which neatly folds away into the integrated storage cupboard.

Council Tax Band: A, Annual Charge: £1,436.46

- First Floor, Studio Flat
- Electric Heating
- Opposite Christchurch Park
- Close to Town Centre
- Fitted Kitchen with White Goods
- Bathroom with Shower Cubicle

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#### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
		47			80
England & Wales		EU Directive 2002/91/EC			EU Directive 2002/91/EC

Very environmentally friendly - lower CO <sub>2</sub> emissions					
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(81-91) B					
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Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC			EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.