



5 WILLOWBANK, MELTON IP12 1FU

TO LET £995 PCM

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A modern, light and spacious second floor apartment on the popular Deben Meadows development on Melton Road, near to Woodbridge.

Available late May

To let £995 pcm

Holding deposit £229 | Deposit £1145

EPC B84 | East Suffolk council tax band A



Property

The entrance hallway leads to the open plan kitchen / living / dining room.

The kitchen has a range of modern fitted white base and wall units with integrated appliances including NEFF double oven, hob, extractor and fridge/freezer. There is space and plumbing for a condensing washer / dryer.

There is a well-proportioned double bedroom and the four-piece bathroom features a bath, separate shower cubicle, hand basin and toilet.

The apartment is finished to a high standard

An allocated off-road parking space is provided. The apartments offer far reaching views of the River Deben.

Situation

The Deben Meadows development is located in Melton, Woodbridge, adjacent to the river Deben. Woodbridge is a charming and thriving Suffolk market town with a bustling town centre featuring a range of independent stores and popular eateries.

There are a number of local primary schools within Woodbridge and the High School was rated 'good' at the latest Ofsted report.

Woodbridge train station connects to Ipswich for onward travel, and the town is easily accessed from the A12.

Agents Notes

Mains water, drainage, electric and gas are supplied to the property.

Full fibre broadband up to 1000 Mbps download speed and up to 220 Mbps upload speed.

Mobile availability with EE, Three, O2 and Vodafone.

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;