

**NP** NICHOLAS  
PERCIVAL

**To Let.** £850 PCM

2 The Brooks, Melton Road, Woodbridge, Suffolk IP12 1FT

Incorporating **BS** BIRCHALL  
STEEL



## A luxury one bedroom apartment, constructed in 2021 and part of the popular Deben Meadows development.

- To Let £850 pcm
  - Holding Deposit £184
  - EPC Rating C
  - Deposit £920
  - Council Tax Band A
  - Gas Central Heating
- East Suffolk

### Property

A communal entrance door provides access to two flats within this block, the stairwell leads to the first floor with a modern front door to the apartment.

The entrance hall provides direct access to the open plan kitchen, living and dining room, storage cupboard and bedroom with en-suite shower room.

The kitchen has a range of modern white gloss handleless base and wall kitchen units, with grey worktop and upstand. There are a range of BOSCH integrated appliances including double oven, hob, extractor and under-counter fridge. There is space for a washing machine (current appliance available by separate negotiation with the outgoing tenant). The open plan living space has double doors with Juliet balcony. The double bedroom has dual aspect windows, built in wardrobe and leads directly to the white three-piece en-suite shower room.

### Outside

There is one allocated car parking space and access to the shared bin store.

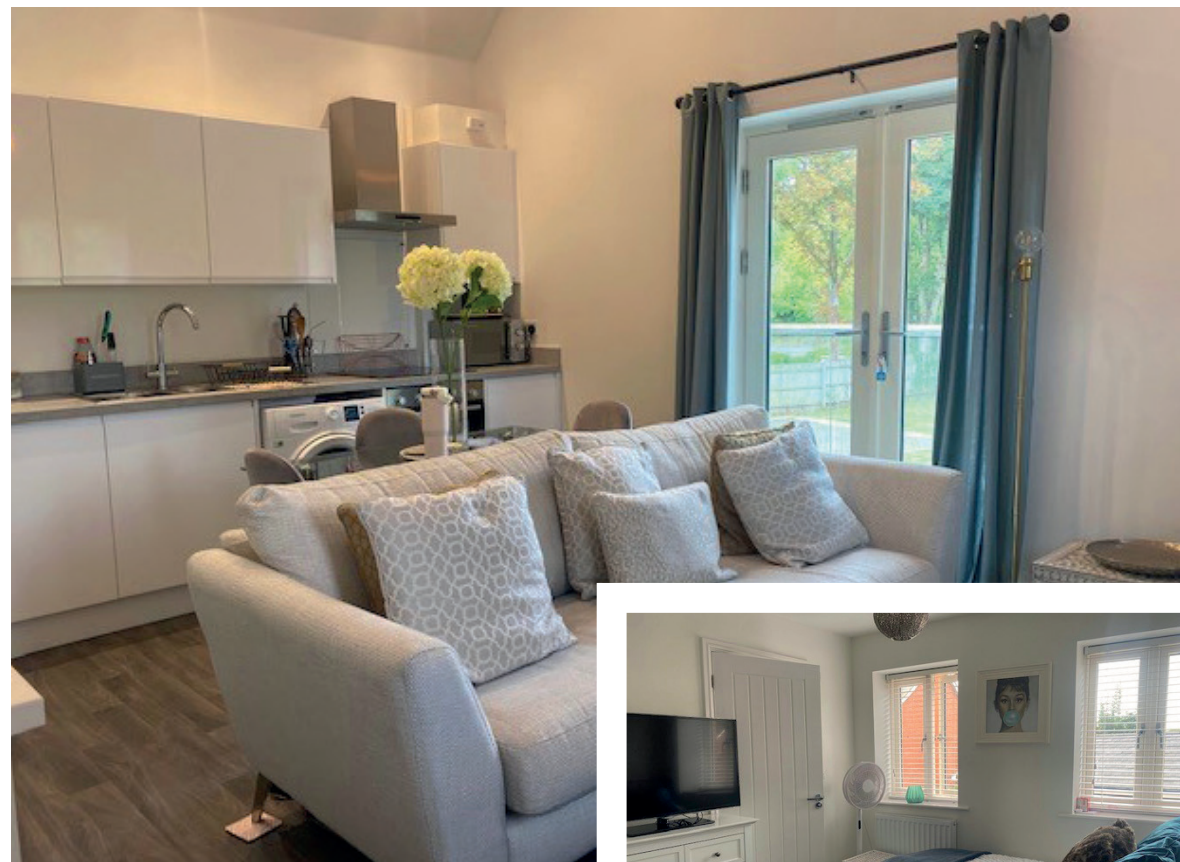
### Situation

The property is located on the popular Deben Meadows development, within walking distance to Woodbridge town offering a variety of shops and restaurants.

### Agents Notes

Broadband and mobile coverage (source Ofcom). Max download speed Ultrafast 1000 Mbps and upload speed 220 Mbps. Limited mobile coverage with EE, Three, O2 and Vodafone.

Please note some photos provided were taken when the property was constructed, the property has since been occupied.



**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL  
STEEL

Viewing is strictly by appointment  
with the Sole Letting Agents.

**01206 563222**

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Web: [nicholaspercival.co.uk](http://nicholaspercival.co.uk) Email: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

Address: Beacon End Farmhouse, London Road, Stanway, Colchester, Essex CO3 0NQ

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.