

A spacious and well presented two bedroom first floor apartment set in a rural position on the outskirts of the county town of Ipswich

Rent £875 p.c.m
Ref: R1628

Millbank Apartment
Millbank House
Tuddenham Lane
Rushmere St Andrew
Suffolk
IP5 1DU



To let unfurnished on an Assured Shorthold Tenancy for an initial term of six months (with a view to extending).

Contact Us



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Location

Millbank Apartment is set in an excellent rural position close to Rushmere St Andrew, on the outskirts of the county town of Ipswich.

Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses and a wide range of public houses and restaurants and a wide range of sports facilities including swimming at Crown Pools. The mainline Ipswich railway station runs regular Inter City services to London's Liverpool Street Station which take approximately 65 minutes. There are also very good road links to the A14 and A12 trunk roads.

The Accommodation

An external staircase leads up to the

First Floor

Entering through a partially glazed UPVC entrance door into

Hallway

North East. With double panel radiator, hatch to attic, Honeywell thermostat and **storage cupboard** with shelving. Doors lead off to the

Kitchen/Breakfast Room 14' x 8'10 (4.29m x 2.71m)

North East. Fitted with an excellent range of base and eye level kitchen units with formica worksurface over, inset with one and a half bowl stainless steel sink with mixer taps. Neff four ring electric hob with extractor hood over and Neff single electric oven below. Camray oil fired boiler. Space and plumbing for washing machine. Integrated low level fridge. Double panel radiator, telephone socket and fantastic outlook over the grounds and rolling farmland beyond.

Bathroom

South East. A fully tiled room with three piece suite comprising pedestal wash basin, low flush WC and bath. Separate shower cubicle with Mira Avent shower. Double panel radiator, shaver socket and extractor fan. Door to

Airing Cupboard

Fitted with hot water tank and electric immersion, partially slatted shelves and Honeywell boiler controls.



Further doors off hallway to

Bedroom One 15'8 x 11' (4.78m x 3.36m)

South East. An excellent size double bedroom with double panel radiator, TV aerial socket, telephone socket and window with outlook towards the farmland to the rear of the property.

Bedroom Two 15'8 x 7'4 (4.78m x 2.24m)

South East. A small double or excellent size single room that would equally make an excellent dressing room or study. Double panel radiator and outlook to the rear of the property.

Sitting Room 19'11 x 13'1 (6.08m x 4.01m)

South West. A light and very spacious room with large bay window to the front of the property and Karndean flooring. Two radiators, telephone sockets and fibre broadband, TV aerial socket and satellite lead in.



Outside

To the front of the property there is parking for two cars and a paved path leads through a high level gate into the garden for the property, this is mainly laid to grass with borders and edged by panelled fencing. The path continues around to the rear of the property where the oil tank is situated and steps lead up to the front door. Whilst the tenants will have the benefit of the use of the garden, it will be maintained by the landlords.

Important Notes:

- In addition to the rent, the tenants will be required to pay £30 per calendar month towards water and sewerage.
- Electricity usage is via a sub-meter and will be billed to the tenants monthly.
- The property is not suitable for pets.

Services Shared mains water and electricity. Shared private drainage. Oil fired central heating.

Council Tax Band A, £1,387.62 payable 2024/2025

Local Authority East Suffolk District Council.

Viewing Strictly by appointment with the agent.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Photos taken 2022.

August 2024



Directions

Heading south on the A12 take the third exit at the Kesgrave roundabout onto the A1214 (Woodbridge Road), proceed through Kesgrave and on reaching Ipswich take a right turn onto Playford Road doubling back on yourself. Take the immediate left onto Humber Doucy Lane and follow this road past the former public house and straight over the mini roundabout. Take the next right turning onto Seven Cottages Lane, passing the cottages on your right hand side. Follow this road and turn left onto Tuddenham Lane immediately opposite Villa Farm. Millbank House will be found on the right hand side.

For those using the What3Words app: /// sizes.able.grass



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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