

Simon House, 39 St. Marys Road, Ipswich, IP4 4SP



To Let  
Unfurnished  
£750 pcm

2 bedrooms  
1 reception room  
2 bathroom



Fenn Wright are delighted to present this unfurnished two bedroom ground floor apartment with off street parking located within the popular development of St Marys in Ipswich



## Some details

Fenn Wright are delighted to present this unfurnished two bedroom ground floor apartment with off street parking located within the popular development St Marys in Ipswich. The property comprises entrance hallway, lounge, fitted kitchen with dishwasher, fridge freezer, washing machine and electric cooker and washing machine. Master double with en-suite, a further small double and a family bathroom. The property benefits from off road parking and electric heating.

### SITTING ROOM

19'4' x 11'1' (5.79m x 3.35m)



### KITCHEN

11' x 6.2' (3.35m x 1.83m)

### MASTER BEDROOM

16'7' x 11' (4.88m x 3.35m)

### SECOND BEDROOM

10'3' x 7.5' (3.05m x 2.13m)

### HOLDING DEPOSIT

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.



### Important information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £865.38

Available End July

Non Smokers

No Pets

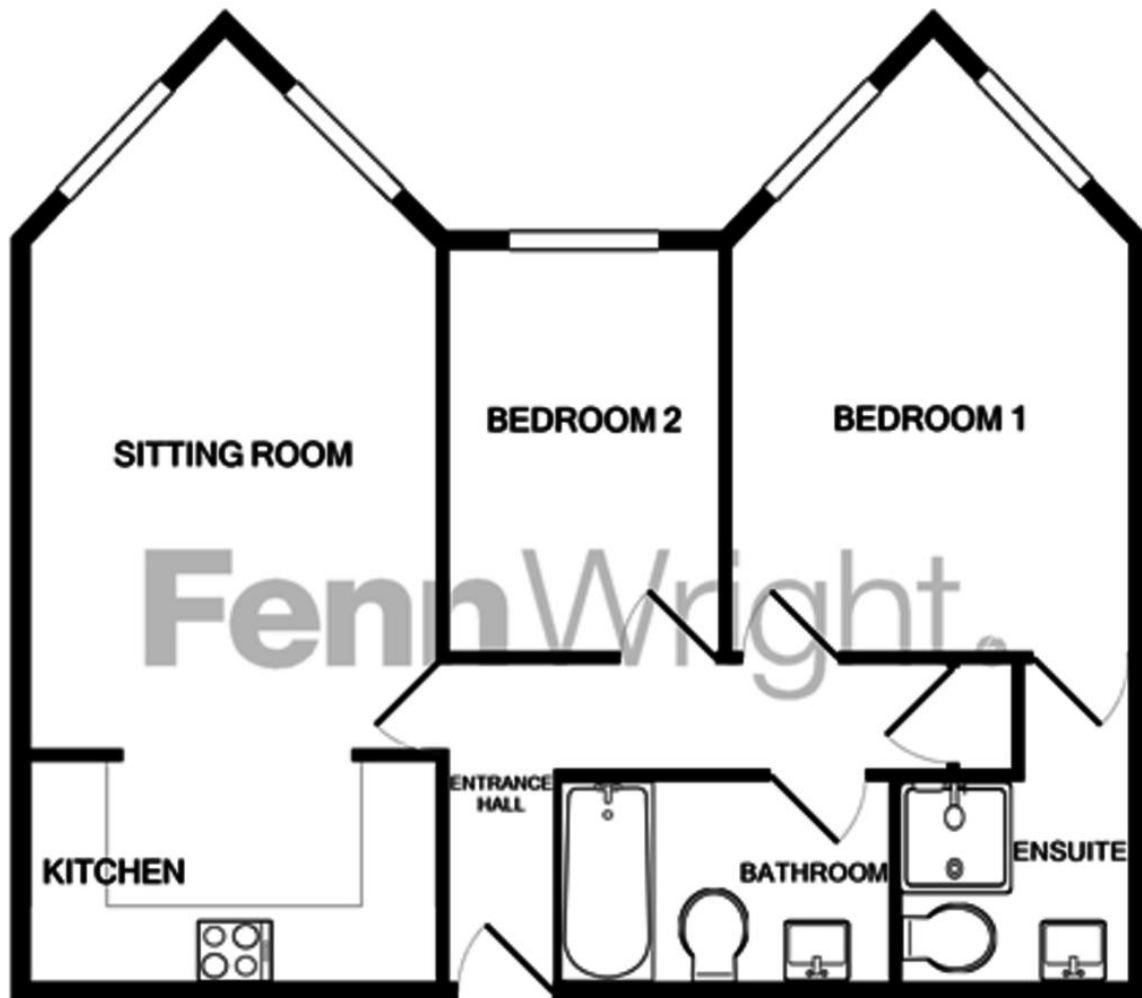
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01473 417711.



**Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given**

To find out more or book a viewing

**01473 417711**

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**Consumer Protection Regulations 2008**

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Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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