



Windsor Court, Ipswich
IP6 8BY
£825 pcm

MaxwellBrown

Independent Property Agents

A well presented and spacious 1 bedroom first floor flat is situated at the end of a popular cul-de-sac in the small market town of Needham Market. Close to and within walking distance of it's centre with local shops, take aways and public houses and other local amenities. The property benefits from double glazing, gas central heating, well fitted kitchen with built in appliances, communal gardens and car parking space.



Sealed unit double glazed door to:

Entrance Hall:

Vinyl flooring, radiator, smoke detector and staircase to:

First Floor Landing:

Sealed unit double glazed window to front, radiator, smoke detector and door to:

Open-planned Kitchen/Living Room:

Wood effect laminate flooring, radiator, sealed unit double glazed window to front, TV and telephone point. Danfoss central heating programmer, CO monitor and smoke detector. Kitchen fitted with white fronted units, wood effect worktops with inset 1 1/2 bowl single drainer sink unit with mixer tap and cupboards under. Electrolux washer/dryer, Zanussi oven, hob and extractor hood with stainless steel splashback, built in Electrolux fridge/freezer, a range of eye level units and sealed unit double glazed window to rear. Through to:

Dining/Study Area:

Small dining/study area with sealed unit double glazed window to rear, wood effect laminate flooring, radiator and built in cupboard housing Ideal gas fired boiler supplying domestic hot water and central heating system.

Bedroom:

Sealed unit double glazed window to front, radiator, telephone and tv points, fitted carpet, access to loft and door to:

Shower Room:

Fitted with white suite comprising walk-in shower with folding glass door, and thermostatic shower in fully tiled cubicle, pedestal wash hand basin, low level flushing suite, radiator, sealed unit double glazed window to rear, extractor fan and vinyl flooring.

Outside:

There is one car parking space allocated to the property, a parking permit will be given to tenant on completion. The surrounding gardens are all communal gardens and are for the use of tenants. There are visitor spaces, however visitors must display a valid parking permit.

Services:

It is understood from the Landlord that all mains services are connected to the property.

Agent's Notes:

We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

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



IMPORTANT: we would like to inform prospective purchasers that these sales 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 buy, please contact us before viewing the property.

