



TO LET

Finbars Walk, Ipswich, Suffolk
£875 Per month



GRACE
ESTATE AGENTS

- TWO BED FIRST FLOOR APARTMENT
- CLOSE TO HOSPITAL
- DOUBLE GLAZED
- WALKING DISTANCE TO TOWN CENTRE
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- GAS CENTRAL HEATING
- PARK NEARBY
- CLOSE TO LOCAL AMENITIES
- CLOSE TO UNIVERSITY/WATERFRONT

GRACE ESTATE AGENTS are please to present a neatly presented 2 bedroom first-floor flat. The property is of generous proportions with an open plan kitchen/living space. Ideally situated for many of the Ipswich amenities, the apartment is just 2 miles from the hospital, under 2 miles to the mainline station and 1 mile from the main town.

Forming part of a modern block of similar quality apartments, this is a well apportioned first-floor apartment Originally designed as a 2 bedroom, the accommodation is suitably sized to offer the flexibility for one room to be used as a dressing room/study/dining room.

The open-plan living space contains a well-fitted kitchen, double doors and Juliet balcony providing an abundance of natural light. The bathroom is finished with a white suite and shower attachment over the bath. The property is fitted with gas central heating and double glazing throughout.

The allocated parking is situated in the car park to the rear of the building.



Disclaimer

Grace Estate Agents Ltd endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	