

NICHOLAS PERCIVAL

To Let. £995 PCM

31a The Thoroughfare Woodbridge, Suffolk IP12 1AA









A Stylish Apartment in the Heart of Woodbridge

Contemporary Comfort • Central Location • Private Roof Terrace

Rent £995 pcm | Holding Deposit £229 | Deposit £1,145

A beautifully presented first-floor apartment, newly redecorated and offering spacious, well-appointed accommodation in the heart of Woodbridge, Suffolk.

Combining modern convenience with attractive period-style features, this appealing apartment benefits from a high-specification kitchen, a luxurious bathroom, two bedrooms, a private roof terrace garden and parking — making it an excellent choice for those seeking comfortable living in a desirable market town.

Woodbridge

Situated centrally in the sought-after Suffolk market town of Woodbridge, the apartment is well placed to enjoy the town's distinctive character and everyday amenities.

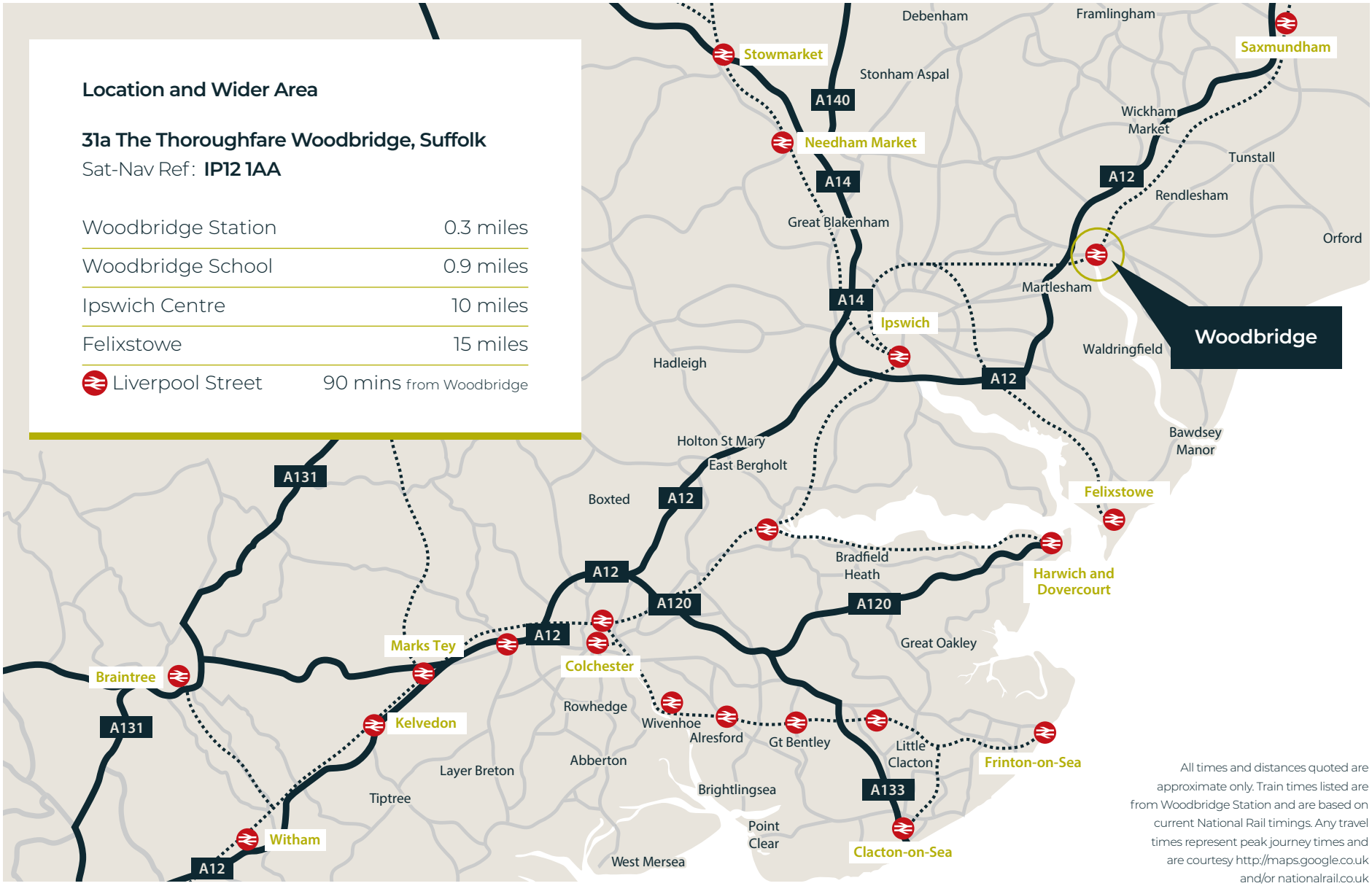
Woodbridge is renowned for its attractive historic streets, independent shops, cafés, restaurants and welcoming community. The picturesque River Deben provides a beautiful setting for riverside walks and outdoor pursuits, while the surrounding Suffolk countryside offers further opportunities to explore.

Whether enjoying the local amenities, spending time outdoors or simply appreciating the convenience of a central location, Woodbridge offers an appealing balance of town living and countryside charm.

Location and Wider Area

31a The Thoroughfare Woodbridge, Suffolk
Sat-Nav Ref: **IP12 1AA**

Woodbridge Station	0.3 miles
Woodbridge School	0.9 miles
Ipswich Centre	10 miles
Felixstowe	15 miles
Liverpool Street	90 mins from Woodbridge



All times and distances quoted are approximate only. Train times listed are from Woodbridge Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk

Welcoming Reception Hall

A spacious entrance hall creates an inviting first impression, complete with a radiator and a large, recessed storage cupboard with window, providing useful everyday storage.

Open-Plan Lounge & Kitchen

The heart of the home is a generously appointed lounge and kitchen, combining comfortable living space with a well-equipped kitchen. A bay window and sash window to the front provide character and natural light, while two radiators ensure year-round comfort.

The kitchen features a comprehensive range of wall and base units including a breakfast bar, complemented by an integrated suite of appliances, including:

Electric hob and extractor | Electric oven | Integrated dishwasher | Refrigerator and deep freezer | Washer-dryer

A TV aerial point completes this practical and welcoming living space.

Two Comfortable Bedrooms

The apartment offers two bedrooms, providing flexibility for a main bedroom and guest room, home office or additional living requirements.

Bedroom One: A characterful bay window to the front, radiator, TV aerial point and ladder access to the roof void.

Bedroom Two: A side-facing sash window and radiator.

Luxury Bathroom

The well-appointed bathroom features a bath with shower over and shower screen, complemented by a fully tiled surround. A pedestal washbasin, WC, radiator, side-facing window and stylish stainless-steel ladder-style heated towel rail complete the suite.

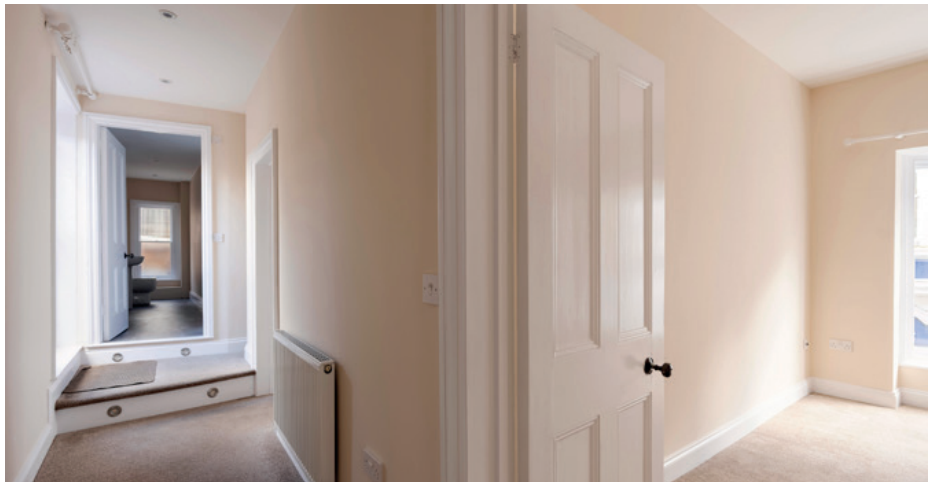
Private Roof Terrace Garden

An attractive additional feature, the roof terrace garden offers valuable outdoor space to relax and unwind.

Parking

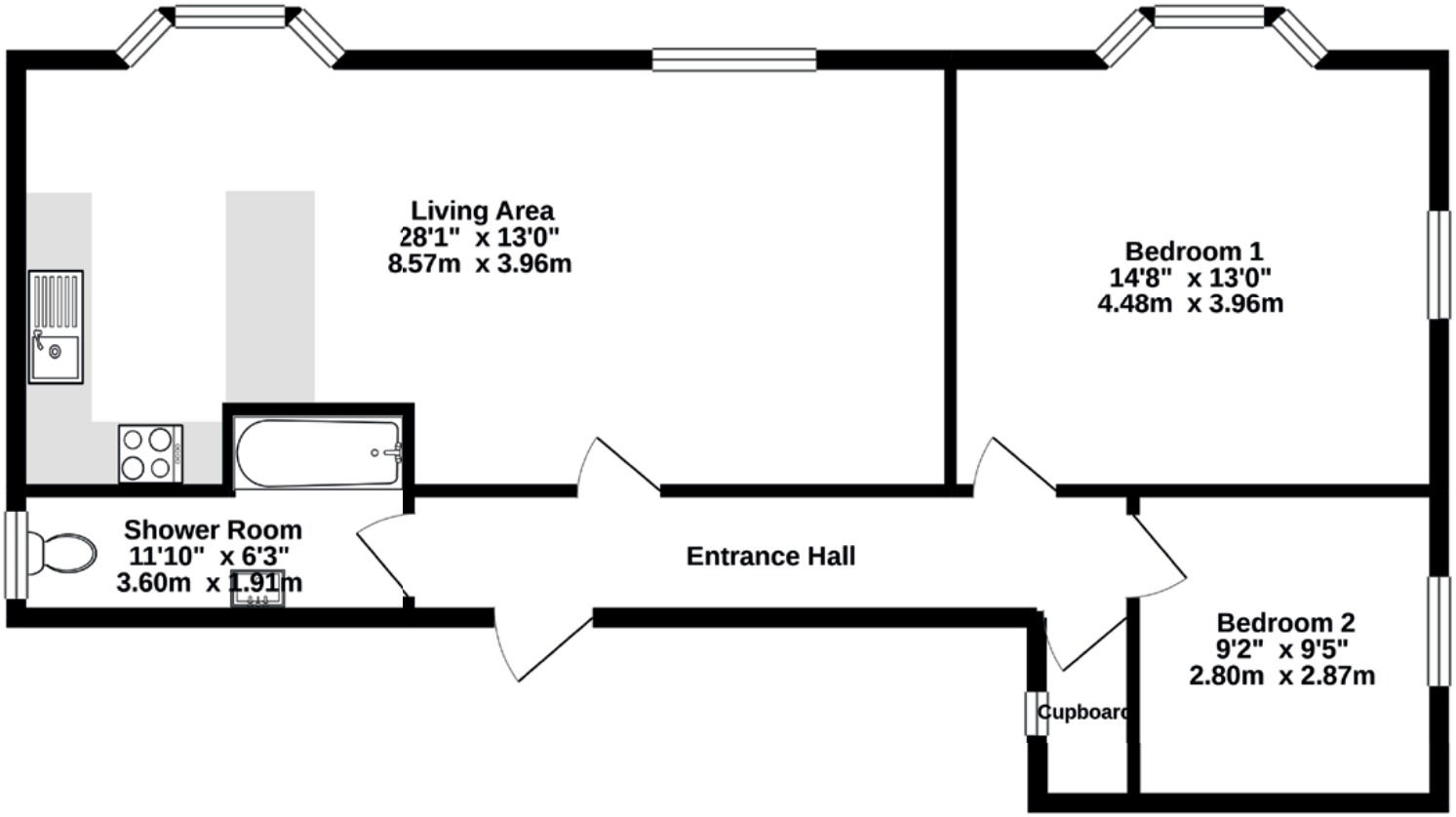
The apartment benefits from one allocated parking space.







Ground Floor
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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NP NICHOLAS PERCIVAL

Viewing is strictly by appointment with the Sole Letting Agents.

NICHOLAS PERCIVAL

01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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.