

NICHOLAS PERCIVAL

To Let. £1,250 PCM

12 Deben Place, Melton IP12 1PW









A luxury two-bedroom duplex apartment with large balcony overlooking the River Deben. Modern and excellently presented throughout

To Let £1,250 pcm | Holding Deposit £288 | Deposit £1,440

EPC B85 | Council tax band C (East Suffolk)

The property is accessed via a secure entry door system, with communal hallway and stairs. 12 Deben Place is located on the second and third floor of the block.

Upon entering the front door, the apartment hallway offers a storage cupboard, cloakroom and doors lead to the kitchen and living space. The kitchen is fitted with a range of modern handless base and wall units in grey with black worktop. All appliances are NEFF and include double oven, extractor hood, induction hob and fridge/freezer. The kitchen is open plan to the large living room with sliding doors opening up to the spacious balcony. The balcony is the perfect sun trap and offers spectacular views across the river Deben.

Stairs rise to the third floor with two double bedrooms and bathroom. The bathroom is a white suite with neutral modern tiles and offers bath with shower over, WC and hand basin.

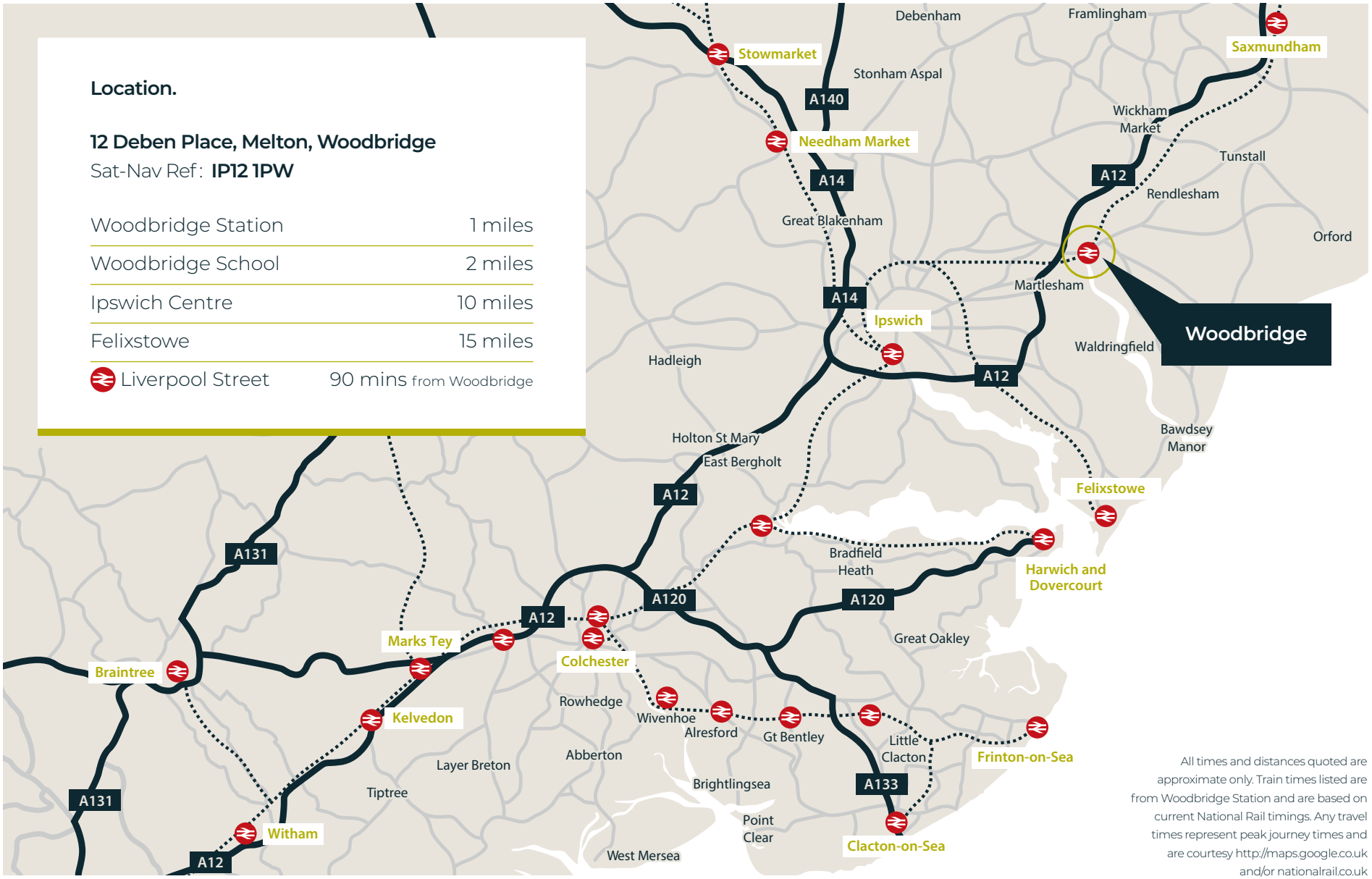
Outside

The property has one allocated car parking space and there is a small communal green area to the rear of the block.

Location.

12 Deben Place, Melton, Woodbridge
Sat-Nav Ref: **IP12 1PW**

Woodbridge Station	1 miles
Woodbridge School	2 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





Location

The Deben Meadows development is located in Melton, Woodbridge, adjacent to the river Deben. Woodbridge is a charming and thriving Suffolk market town with a bustling town centre featuring a range of independent stores and popular eateries. There are a number of local primary schools within Woodbridge and the High School was rated ‘good’ at the latest Ofsted report.

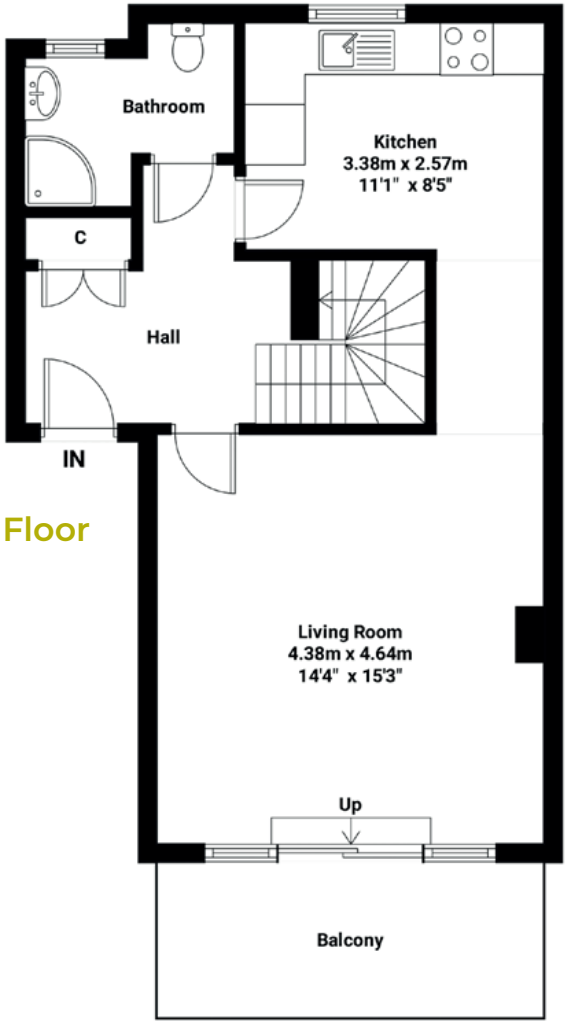
Woodbridge train station connects to Ipswich, and the town is easily accessed from the A12



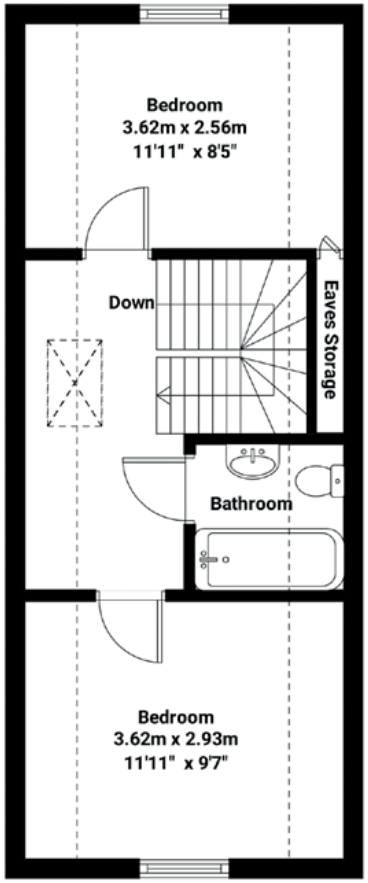








First Floor



Second Floor

Total Approximate Floor Area: 839.4 SqFt (77.99 Sqm)

Illustration for identification purposes only. Measurements are approximate and not to scale.

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Viewing is strictly by appointment with the Sole Letting Agents.

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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.