



## Woodbridge Road, Ipswich, £825 Per month



Grace Estate Agents are pleased to bring to market this Two Bedroom Apartment, situated a stones throw from Ipswich Town Centre.

This property comprises of two well proportioned bedrooms, a lounge diner, separate bathroom and separate kitchen.

Situated within a short walking distance of the town centre, the property benefits from convenient access to a wide range of local amenities, including shops, supermarkets, restaurants, cafés, leisure facilities, and public transport links.

Water rates are included within the monthly rent.

Available Now!

## £825 Per month

### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

- Available Now!
- Two Bedroom Apartment
- Well-proportioned bedrooms
- Fitted kitchen with storage and worktop space
- Unfurnished
- Short walk to Town Centre
- Convenient access to public transport links
- Water Rates included within the Rent



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA - 605 sq ft. (56.2 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 misstatement. 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 quantity or efficiency can be given.  
Made with Lettingo 02026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.