

# KEYSTONE



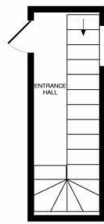
17 Willoughby Road, Ipswich, IP2 8AP

£725 PCM

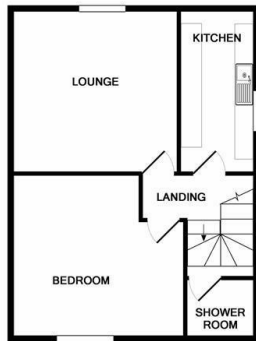
- Top Floor Flat
- Kitchen
- Off Road Parking
- EPC Rating C

- Next to The Train Station
- Shower Room
- Popular Location

- Lounge
- Gas Central Heating
- NOT AVAILABLE UNTIL AFTER 17/07/26



GROUND FLOOR  
APPROX. FLOOR  
AREA 88 SQ.FT.  
(8.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Directions

## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	