

A spacious and well presented one bedroom first floor apartment set within the grounds of Parham Hall



RENT

£795 PCM

Ref: R2592

Address

Garden View
Parham Hall
Parham
IP13 9AB



Spacious first floor apartment accessed via a spiral staircase. Entrance hall, open plan living area with fitted kitchen and appliances. Double bedroom and full bathroom suite. Parking for one vehicle.

To let furnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Garden View is a light and airy first floor apartment and enjoys a wonderful rural position on the outskirts of the popular village of Parham.

Parham lies just two miles to the south of the historic and desirable market town of Framlingham, which offers excellent shopping facilities as well as schools in both the state and private sector. Wickham Market, about three miles to the south, offers further shopping facilities with a railway station at Campsea Ashe providing links through to Ipswich where there are direct trains through to London's Liverpool Street station. The County town of Ipswich lies about seventeen miles to the south.

The Accommodation

The property is a first-floor apartment accessed via an external spiral staircase from the ground floor.

Upon entering the property, a partially glazed front door opens into the entrance lobby. A double-door storage cupboard houses the hot water tank, fuse board and Wi-Fi controls, while also providing useful shelving and additional storage space.

Open-Plan Living / Kitchen Area 20'7" x 14'2" (6.28m x 4.32m)

The spacious open-plan living area is well proportioned and benefits from large windows to the side elevation, overlooking the parking area and surrounding grounds. The generous windows allow an abundance of natural light to fill the room, creating a bright and welcoming living space. The room is fitted with electric storage heaters.

Kitchen Area

The well-appointed kitchen is fitted with a stylish range of base and wall units complemented by ample work surfaces incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include an electric oven and hob with extractor hood over, together with a washing machine, slimline dishwasher, and a fridge freezer, offering everything needed for modern day-to-day living.

A large window floods the room with natural light, creating a bright and welcoming space, while an inset spotlight and attractive tiled splashback complete the contemporary finish.

A doorway leads into:



Bedroom (3.152m x 4.46m)

A spacious double bedroom with a window to the side elevation overlooking the gardens. Features include a storage heater and inset spotlights.

Bathroom

Fitted with a white suite comprising a bath with an overhead shower, tiled surround, and glass shower screen. Also includes a pedestal wash hand basin, low-level WC, extractor fan, inset spotlights, and a window to the rear elevation.

Outside

The property benefits from one allocated parking space. Please note that the gardens and grounds are **not** included as part of the tenancy.



Viewing Strictly by appointment with the agent.

Services Monthly fee of £40 for water and sewerage. Electricity sub-metered. Night storage heating

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

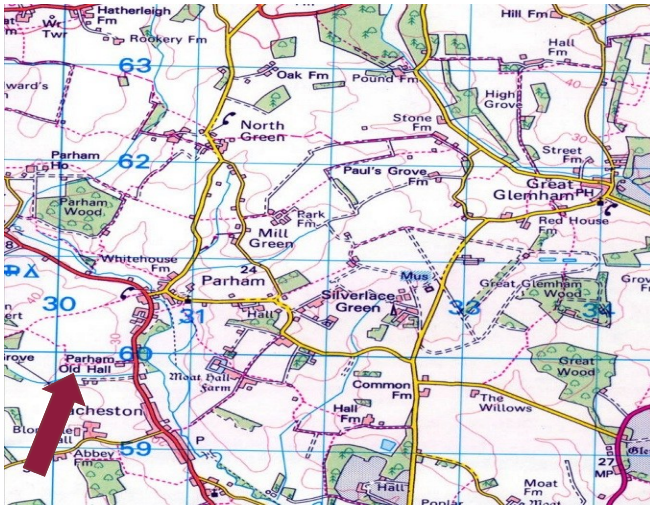
EPC Rating = to be confirmed (Copy available from the agents upon request).

Council Tax To be confirmed payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2026



Directions

From the Agent's office in Framlingham proceed in a southerly direction along the B1116. Upon entering the village of Parham, take the first turning left over the bridge into The Street and fork right at the green triangle into Hall Road. Continue along this road up the hill, passing the church and the entrance to Huntsman House, the driveway to Garden View is shortly after on the right hand side.

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