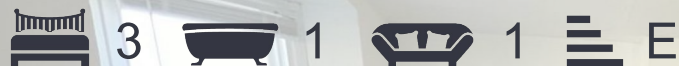




## Brooks Hall Road, Ipswich, Suffolk

### £950 Per month



GRACE ESTATE AGENTS are delighted to present this spacious top floor 2/3 bedroom apartment, ideally situated on Brooks Hall Road, Ipswich.

Offering flexible accommodation, the property features two generous double bedrooms with the option of a third bedroom or additional reception room, making it ideal for professionals, couples, small families, or those working from home. The apartment benefits from a bright and spacious living area, a well-appointed kitchen, and modern bathroom facilities, providing comfortable and practical living throughout.

Conveniently located within a vibrant residential area, the property is within easy reach of local amenities, schools, shops, and excellent transport links, offering easy access to Ipswich town centre and surrounding areas.

This well-presented apartment offers a fantastic opportunity to enjoy spacious accommodation in a sought-after location. Early viewing is highly recommended.

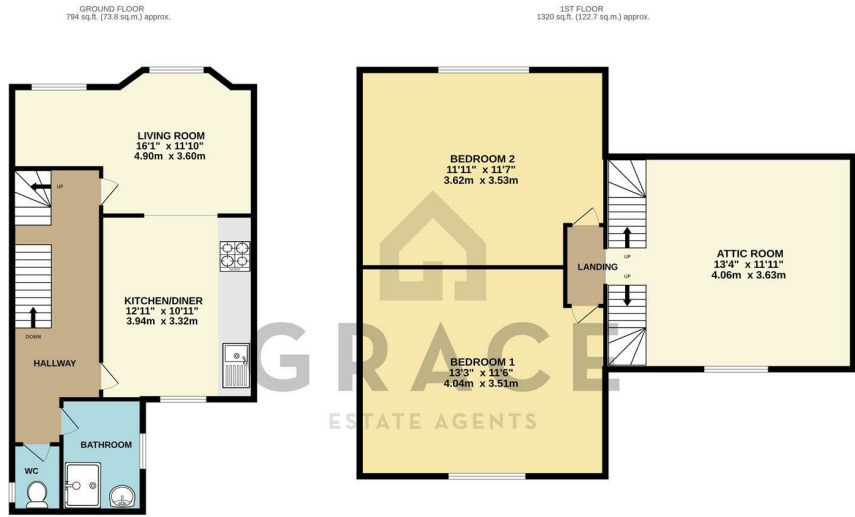
- Two Bedroom Apartment
- Good Transport Links
- Close to Local Amenities
- Large Lounge
- Kitchen/Breakfast Room
- Separate Attic Room / Third Bedroom

### £950 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.

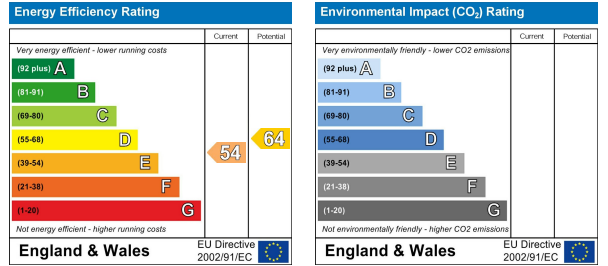




TOTAL FLOOR AREA: 2114 sq.ft. (196.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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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.