



4b High Street, Hadleigh
Ipswich, IP7 5AP

£700 pcm

A one bedroom, first floor flat with a kitchen/lounge and bathroom, which is located in the market town of Hadleigh, close to all the towns amenities.

As you enter the property, there is a hallway with a staircase rising to the first floor. The landing has access to the roof space, a shelved airing cupboard housing a lagged hot water cylinder and doors leading to the kitchen/lounge, bedroom and bathroom.

The kitchen/lounge benefits from UPVC windows and a wall mounted electric heater and comprises a range of modern kitchen units including an inset single drainer sink unit with mixer tap and a cupboard beneath. The fitted work surfaces include a peninsular style breakfast bar, there is a recess and plumbing for a washing machine, space for a refrigerator and an integrated cooker. The walls are part tiled, with both single and double wall cabinets and twin centre light points.

In the bedroom you will find dual aspect UPVC windows, a hanging recess, wall mounted electric heating and a central light point.

The bathroom has a white suite comprising a panelled bath with a tile surround, pedestal wash basin with tiled splashback, low level wc, heated towel rail, window to the side and a central light point.

Note: There is no garden or outside space with this property.

No pets.



Special Conditions - During opening hours of the shop below, occupiers of the flat are requested to keep noise levels to a minimum (i.e. no loud music, hoovering, running of washing machine etc).
Services - We understand mains electricity, water and drainage are connected.

Note: The water rates are shared with the shop below, the occupier of flat 4b being held responsible for 80% of the annual water costs and the shop the remaining 20%.

Tenancy - The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve months.

Deposit - Equivalent to 5 week's rent.

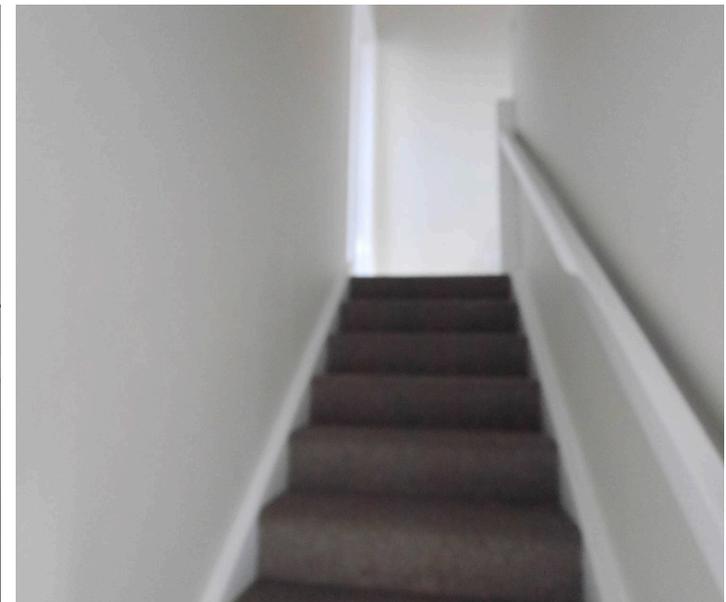
Holding Fee - A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first months rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

1. You withdraw from the tenancy before the contract is signed.
2. You fail a right to rent check.
3. You provide false or misleading information.
4. You fail to provide the relevant information/documentation to enable referencing to commence before the 15 day deadline.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E



FROST

& P A R T N E R S

rightmove 

Zoopla

 OnTheMarket

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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