

 **GRACE**  
ESTATE AGENTS

## Upper Orwell Street, Ipswich, £800 Per month



A sleek and contemporary one bedroom apartment ideally located in the heart of Ipswich town centre. This well-presented property offers excellent convenience, being just a short walk from Ipswich Train Station, providing direct links to London and surrounding areas. Residents can also enjoy close proximity to a range of local amenities, including shops, cafés, restaurants, and leisure facilities.

Designed with modern living in mind, the apartment features a practical layout and a stylish finish throughout. The neutral décor and open-plan design create a bright and comfortable living space that's easy to maintain. Ideal for professionals or couples, this property offers a great balance of comfort, convenience, and contemporary town centre living.

**£800 Per month**

### Viewing

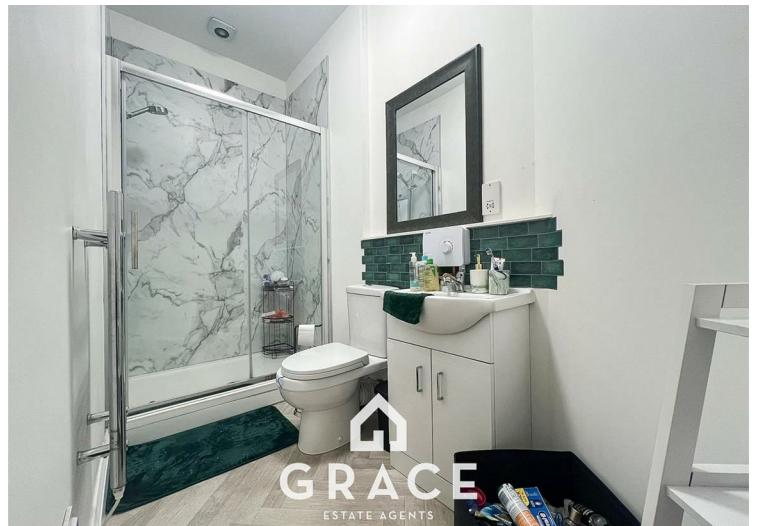
Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

- Modern Apartment
- Prime Town Centre Location
- Walking Distance to Ipswich Train Station
- Open-Plan Living and Kitchen Area
- £40 per month Water Charge
- Available February
- EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



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