



## Fonnereau Road, Ipswich, Suffolk

**£650 Per month**



GRACE ESTATE AGENTS are pleased to present this First Floor, Studio Apartment, situated in the heart of Ipswich Town Centre; this property is close to all local and mainstream Amenities. The Studio is located directly opposite Christchurch Park, is a stone's throw from Tower Ramparts Bus Station and a 5 minute walk into Ipswich Town Centre.

The property comprises of a Modern Fitted Kitchen and Bathroom, as well as the Bedroom/Living Room with Built-In-Bed which neatly folds away into the integrated storage cupboard.

Council Tax Band: A, Annual Charge: £1,436.46

- First Floor, Studio Flat
- Electric Heating
- Opposite Christchurch Park
- Close to Town Centre
- Fitted Kitchen with White Goods
- Bathroom with Shower Cubicle

**£650 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.



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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