

# 11 Old School House, Shotley Gate, IP9 1QP

Available from: 1st March 2026  
Furnishing: Unfurnished

Rent: £850 Per month  
Deposit required: £980

THE  
**LETTING**  
DEPARTMENT





## TWO BEDROOM APARTMENT CLOSE TO THE RIVER

- BRIGHT APARTMENT
- CLOSE TO MARINA
- OUTDOOR AREA
- ALLOCATED PARKING

Apartment 11 at The Old School House is a bright two bedroom, ground floor flat.

To the left when entering the property is the spacious living room with access to the communal garden. There is a modern kitchen to the right off the hallway, which looks out over the grounds at the front of The Old School House. The property also has a good sized master bedroom with wardrobe and second bedroom which could be used either as a bedroom or office. There is also a family bathroom with walk in shower.

### OUTSIDE

Outside the apartment benefits from having access from the living room to the communal garden, which is large and has room for an outside table and chairs to enjoy the space. The apartment also comes with one allocated parking space.

Shotley Gate is a tranquil area allowing residents to escape the hustle and bustle of city life. Mainline trains are in Ipswich which is 10 miles away. The Old School House is located within easy walking distance to the Shotley Marina which boasts the Shotley Point Yacht Club and restaurants and bars. There are also many local walks and birdwatching.



**Local Authority and Council Tax**  
Babergh, Band A

**EPC Rating**  
Current D(62). Potential (0).



**All enquiries:**

**Donna Spark**  
donna@thelettingdepartment.co.uk

**The Letting Department**  
info@thelettingdepartment.co.uk  
01473 372 222