

3 WILLOWBANK, MELTON ROAD, MELTON IP12 1NH



Welcome to Deben Meadows, a luxurious development of fiftyfour houses and apartments located in Melton, Woodbridge adjacent to the river Deben constructed in 2021.

3 Willowbank is comprised of one bedroom, bathroom and an open plan kitchen / living / dining room.

Allocated Off-Road Parking Space | EPC B

Council Tax Band A – East Suffolk Council

Lift / Entry System | Available immediately

To Let £1025 pcm | Holding deposit £236 | Deposit £1180



Property

kitchen / living / dining room.

The kitchen has a range of modern fitted grev or white base and wall units with integrated appliances including NEFF double oven, hob, extractor and fridge/freezer. There is space and plumbing for a condensing washer / dryer. There is a well-proportioned double bedroom and the four-piece bathroom features a bath, separate shower cubicle, hand basin and toilet.

The apartment is finished to a high standard throughout with modern fixtures and fittings.

Outside

provided. The apartments offer far reaching accessed from the A12. views of the River Deben.

Situation

The Deben Meadows development is located in Melton, Woodbridge, adjacent to the river Deben. Woodbridge is a charming and thriving Suffolk market town with a bustling town centre featuring a range of independent stores and popular eateries.

There are a number of local primary schools within Woodbridge and the High School was rated 'good' at the latest Ofsted report.

Woodbridge train station connects to Ipswich 01206 The entrance hallway leads to the open plan An allocated off-road parking space is for onward travel, and the town is easily info@nicholaspercival.co.uk.

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email

Agents Notes

Photos on this brochure are from 2022.

No Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on







NICHOLAS

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;



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