



3 WILLOWBANK, MELTON ROAD, MELTON IP12 1NH

TO LET £1025

NP NICHOLAS
PERCIVAL

Welcome to Deben Meadows, a luxurious development of fifty-four 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

The entrance hallway leads to the open plan kitchen / living / dining room.

The kitchen has a range of modern fitted grey 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

An allocated off-road parking space is provided. The apartments offer far reaching 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 563222 or email info@nicholaspercival.co.uk for onward travel, and the town is easily accessed from the A12.

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





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