



8 DEBEN PLACE, MELTON ROAD IP12 1FW

TO LET £995 PCM

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A new style one bedroom apartment (corner plot) with modern fixtures and fittings, views over the River Deben on the popular development of Deben Meadows.

To let £995 pcm | Available 1<sup>st</sup> June 2025

Holding deposit £229

Deposit £1145

EPC B84 | East Suffolk Council Tax Band B



## Property

The apartment is located on the first floor and is accessed via the secure communal entrance door and stairwell. Upon entering the property there is a large storage cupboard and doors leading to the bathroom, bedroom and open plan kitchen, dining, living room. The bathroom is a four-piece suite comprising WC, hand basin, bath and separate shower. All fittings are of a modern design. The bedroom is spacious and light with a large picture window to the front (blinds

included). Finally, the living area is open plan and generous in size. There are patio doors to the rear with amazing views over the shrubland and River Deben. This area is divided in two with the kitchen and dining area at one end and a cosy living area with soft grey carpet at the other end. The kitchen has a range of base and wall units in a modern handleless design with integrated NEFF appliances including fridge/freezer, oven, hob and extractor. The property further benefits from gas central heating.

## 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 for onward travel, and the town is easily accessed from the A12.

## 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.

## Broadband and Mobile coverage

Max download speed Ultrafast 1000Mbps & upload speed 220Mbps available.

Mobile phone coverage available with EE, Three, O2 and Vodafone. Source Ofcom

## Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk).

**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;