

A two bedroom second floor apartment, situated in the heart of the County town of Ipswich



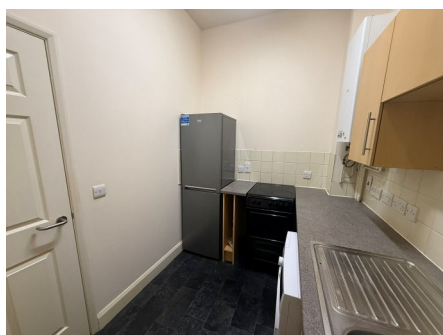
RENT

£750 PCM

Ref: R2263

Address

Flat 4
10 Chapman Lane
Ipswich
Suffolk
IP1 2FA



Entrance hall, kitchen, sitting room, two bedrooms & bathroom.

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property is situated in the heart of Ipswich Town Centre, just off St Matthew's Street.

Ipswich is Suffolk's County Town and provides an abundance of facilities including retail shopping, restaurants and café's, schools, a swimming pool and the Wolsey Theatre located close by. The waterfront, south of the town centre, offers a picturesque setting with a marina, modern apartment buildings, and a variety of restaurants and cafes. The waterfront is also home to the University of Suffolk campus.

The A12 and A14 dual carriageways provide excellent road communications with the national motorway network, London and the Midlands. The town's railway station provides a regular service to London Liverpool Street with a journey time of approximately 1 hour 10 minutes.

The Accommodation

Entering through the shared entrance gate to 10 Chapman Lane, an external staircase leads up to the main communal entrance door on the **First Floor**.

Stairs lead up to the **Second Floor** and a private door to Flat 4 leads into the

Hallway

With storage cupboard and doors off to

Kitchen 8'8 x 6'6 (2.69m x 2.02m)

Fitted with a range of base and wall cupboards with worksurface over, inset with a stainless steel sink. Space and plumbing for washing machine. Space for electric cooker. Space for fridge-freezer. Radiator & extractor fan. Electric central heating boiler.

Bathroom

Fitted with WC, pedestal wash basin and bath with electric shower over. Radiator.

Sitting Room 12'5 x 9'7 (3.81m x 2.98m) (max)

A light room with large window to the front and two radiators.



Bedroom One 11'4 x 7'9 (3.49m x 2.43m) (max)
A double bedroom with large window to the front and radiator.

Bedroom Two 11' x 7'4 (3.38m x 2.26m) (max)
A small double bedroom with radiator and fitted cupboard.

Outside
At the base of the external staircase, there is a cupboard housing the electricity meters. There is no outside space or parking available with the tenancy, but public parking is readily available nearby.

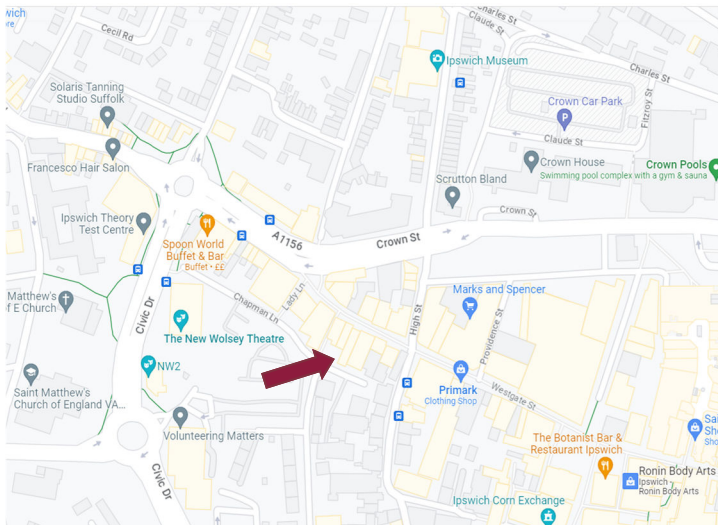


- Viewing* Strictly by appointment with the agent.
- Services* Mains electricity, water & drainage connected. Electric central heating.
- Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- EPC* Rating = C (Copy available from the agents upon request).
- Council Tax* Band B, £1,919.75 payable per annum 2026/2027
- Local Authority* Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich, Suffolk IP1 2DE

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

JULY 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

Heading towards Ipswich town centre off the Norwich Road, at the roundabout take the third exit onto Civic Drive. At the next roundabout take the first exit into the Spiral carpark where public parking is available. On foot, head towards Chapman Lane and where the shared entrance to 10 Chapman Lane will be located opposite the Chapman Centre.

For those using What3words app: /// menu.point.pans



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