

3 Chambers House, Blackheath Avenue, Ipswich, IP3 8XT



**Leasehold**  
Guide Price

**£375,000**

Subject to contract  
Private garden

2 bedrooms,  
Open-plan Living/dining/kitchen  
Utility room, en-suite and bathroom





## Some details

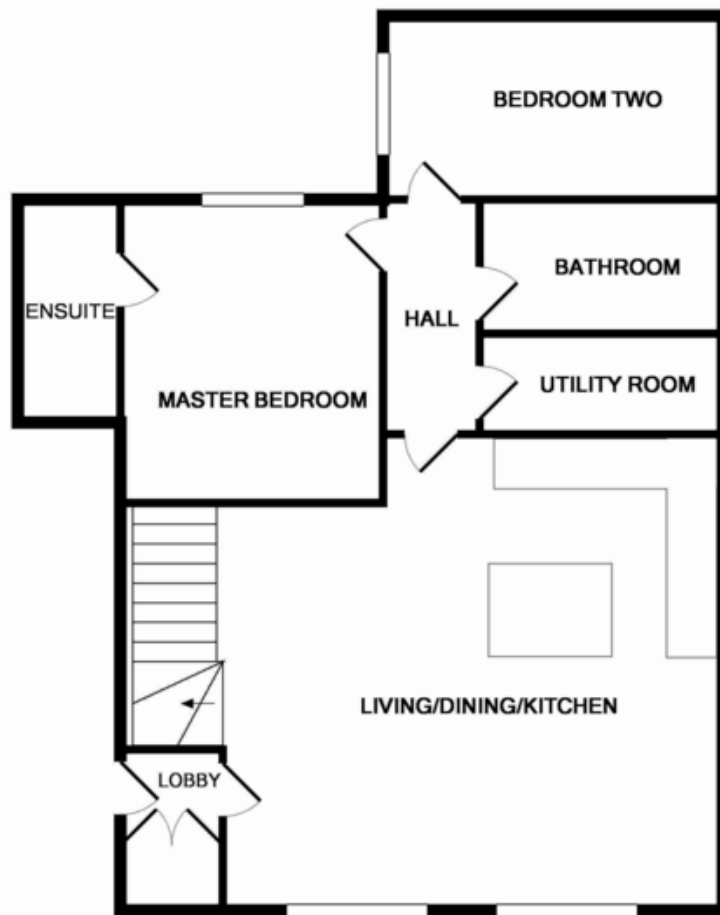
### General information

Chambers House forms part of this stunning conversion of a former Victorian Hospital which is located to the East side of the town. There are four luxury apartments within Chambers House, all of which have a private garden, garage and an allocated car space. This first floor apartment has lift access and boasts a stunning open-plan living/dining/kitchen area with a 19' 3" ceiling height. There is an en-suite to the master bedroom, double glazing and gas central heating.

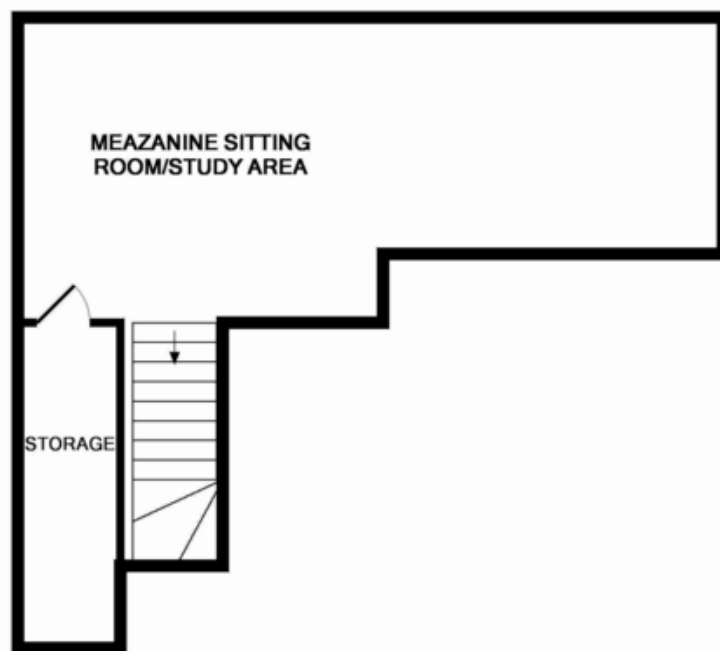
The accommodation is accessed via an entrance porch which in turn leads into the impressive open-plan living/dining/kitchen space. This room has a south-facing aspect with two impressive sash windows and a 19' 3" ceiling height. The kitchen area comprises a range of base units, wall cupboard, Silstone worktops and drawers, there is integrated gas hob, oven, extractor hood, fridge/freezer and dishwasher. Access from this room is the stairs to the mezzanine first floor sitting/study area which is a spacious 27' open-plan area which overlooks the living/dining space. There is a large walk in storage cupboard. On the ground floor is an inner lobby where there is a utility room which has built-in base unit, wall cupboard, worktop and an integrated washing machine. The master bedroom is located to the rear and there is an en-suite shower room which has a walk-in shower cubicle, WC and basin. The second bedroom is also to the rear and there is a bathroom comprising basin, WC and bath.



Set in a stunning Victorian conversion is this apartment that has an impressive open plan living space with a 19ft high ceiling.



**FennWright.**  
GROUND FLOOR



1ST FLOOR



#### Entrance porch

#### Living/dining/kitchen space

23' 10" x 18' 8" (7.26m x 5.69m)

#### Mezzanine sitting room/study

27' 11" x 12' 3" (8.51m x 3.73m)

#### Walk-in cupboard

12' 9" x 3' 8" (3.89m x 1.12m)

#### Inner hall

#### Utility room

9' 6" x 3' 11" (2.9m x 1.19m)

#### Master bedroom

11' 11" x 10' 3" (3.63m x 3.12m)

#### Ensuite

8' 9" x 4' (2.67m x 1.22m)

#### Bedroom two

13' 3" x 7' 2" (4.04m x 2.18m)

#### Bathroom

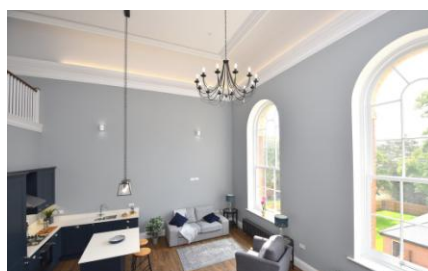
9' x 5' 3" (2.74m x 1.6m)



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Particulars for 3 Chambers House, Blackheath Avenue, Ipswich, IP3 8XT

### The outside

To the front of the property there is a private garden which is laid to shingle and enclosed by high fencing. There is also a garage and an allocated car space included within the sale.

### Where?

The property is situated on the much favoured East side of the town. There are a range of local shops and amenities and the many excellent retail parks within easy reach on the Eastern outskirts of Ipswich. There is easy access to the A12/A14 and town centre, along with its mainline railway station. Rushmere and Purdis golf courses are also close by.

### Important information

Council Tax Band - To be allocated  
Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

EPC rating - C

### Lease information

Lease: 150 years from 2019

Service Charge: To be confirmed.

Ground Rent: To be confirmed.

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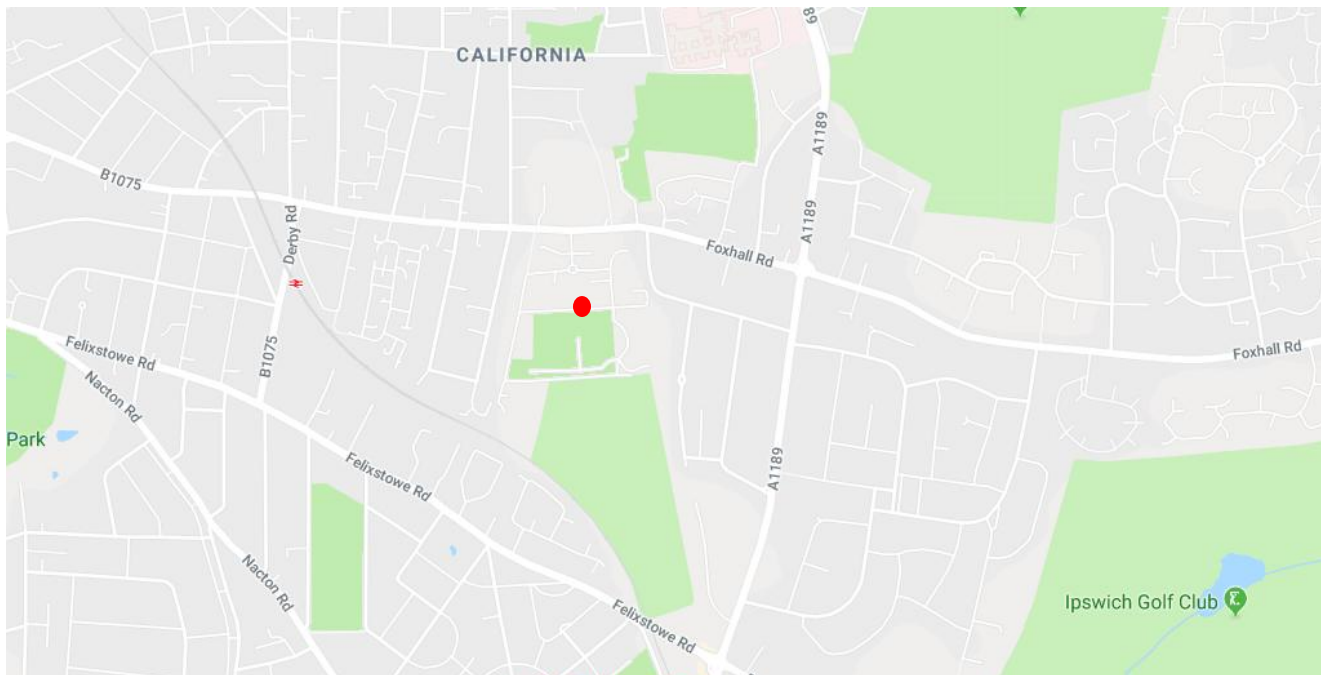
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01473 232 700.



## Directions

Leaving Ipswich town centre along Crown Street, proceed onto Woodbridge Road and bear right into Argyle Street. At the traffic lights, turn left into St. Helen's Street and at the next set of traffic lights bear right into Grove Lane. Proceed up Grove Lane passing Alexandra Park on the right and continue onto Foxhall Road. At the crossroads with Derby Road station on the right and Cauldwell Hall Road on the left, continue straight over passing Tesco Express on the left. From here, take a right into Ribbans Park Road, continue around to the left then around to the right then take a right hand turn into Blackheath Avenue.

To find out more or book a viewing

**01473 232 700**

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