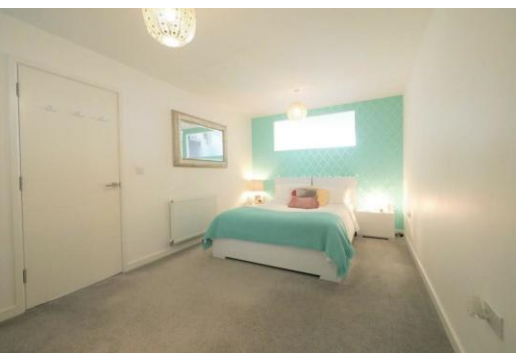




St Edmund House, Rope Walk, Ipswich, IP4 1NF

Price £170,000 Leasehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

St Edmund House, Rope Walk, Ipswich, IP4 1NF

NO ONWARD CHAIN. A superbly presented two double bedroom first floor apartment with 1064 square feet of striking open plan contemporary design living space and secure underground allocated parking. Lying on the Eastern fringe of the town centre in close proximity to the waterfront and university, this superior hotel chic apartment is favourably positioned at the end of the development offering particularly light and airy accommodation of generous proportions comprising; private entrance hall, south facing open plan lounge-kitchen-diner with integrated kitchen appliances, two double bedrooms both with en-suites and cloakroom. Benefitting from electric wet system central heating, double glazing, stylish décor and well kept communal areas with lift and stairs to all floors, early viewing is highly advised.

COMMUNAL ENTRANCE

With remote intercom access to communal entrance reception.

COMMUNAL RECEPTION

Post boxes, lifts and stairs to all floors and underground secure parking area.

FIRST FLOOR CORRIDOR

Private entrance to apartment entrance hall.

ENTRANCE HALL

Central hallway with inset mat well, wall mounted remote intercom entry handset, built-in cupboard housing electric boiler, doors to.

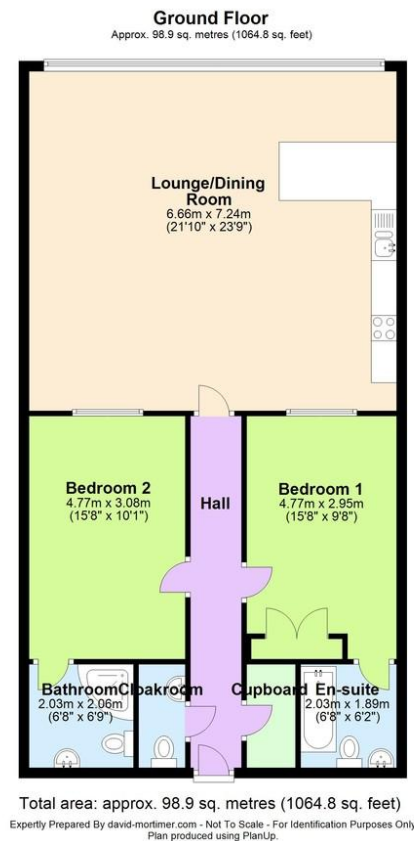
OPEN PLAN LOUNGE-KITCHEN-DINER

23' 9" x 21' 10" (7.24m x 6.65m) Full width double glazed windows to rear with two openers, tall double glazed casement to side, two radiators, kitchen area fitted with a range of stylish wood effect cupboard and drawer units, textured rolled edge worktop with peninsular breakfast bar, inset one and a quarter sink drainer unit with mixer tap, built-in electric oven and grill with inset electric hob and extractor hood over, integrated washing machine and fridge-freezer and wood effect flooring. The lounge-dining area is carpeted and benefits from Sky, television and BT Openreach points.

BEDROOM ONE

15' 8" to back of wardrobe x 9' 8" (4.78m x 2.95m) Eye level borrow light window to rear, radiator, fitted sliding part mirror fronted double wardrobe, door to en-suite bathroom.





BEDROOM ONE EN-SUITE BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m) Ladder style chrome heated towel rail, panelled bath with mixer tap, shower attachment and side screen, low level WC, pedestal hand wash basin with mixer tap, tile effect flooring, LED lighting, extractor fan.

BEDROOM TWO

15' 8" to back of wardrobe x 10' 1" (4.78m x 3.07m) Tall double glazed casement to side, eye level borrow light window to rear, radiator, fitted sliding part mirror fronted double wardrobe, door to en-suite shower room.

BEDROOM TWO EN-SUITE SHOWER ROOM

6' 9" x 6' 8" (2.06m x 2.03m) Tall double glazed casement to side, ladder style chrome heated towel rail, shower cubicle with thermostatic shower, pedestal hand wash basin with mixer tap, low level WC, tile effect flooring, LED lighting, extractor fan.

CLOAKROOM

Ladder style chrome heated towel rail, pedestal hand wash basin with mixer tap, low level WC, tile effect flooring.

PARKING

Secure underground allocated parking space with fob operated remote controlled entry system.

LEASE DETAILS

Lease Length - Approximately 115 years remaining.
Service Charge - Approximately £2,592 PA
Ground Rent - Approximately £300 PA

IPSWICH BOROUGH COUNCIL

Tax band B - £1,834.42 PA

NEAREST SCHOOLS (.GOV ONLINE)

St Helens Primary and Ormiston Academy High

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

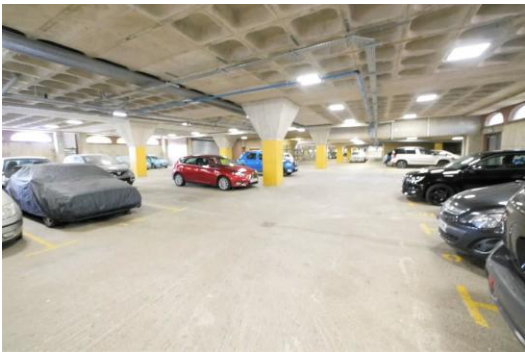
Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants

and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your

Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

St. Edmund House Rope Walk IPSWICH IP4 1NF	Energy rating	Valid until:	24 June 2026
	D	Certificate number:	0537-3885-7960-9626-8771



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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