



**Blackheath Avenue, Ipswich IP3 8XP**



**welcome to**

**Blackheath Avenue, Ipswich**

**\*\*EASTERN IPSWICH \*\* TWO BEDROOM FIRST FLOOR APARTMENT \*\*ALLOCATED PARKING\*\* \*\*OPEN PLAN LIVING AREA\*\* \*\*TWO DOUBLE BEDROOMS\*\* \*\*CLOSE TO LOCAL AMENITIES\*\* \*\*VIEWING ADVISED\*\***



### **Intercom Entry Door Into**

Communal hallway with stairs rising to first floor and apartment entry door.

### **Hallway**

Apartment entry door into hallway, storage cupboard. Doors to both bedrooms, bathroom and living/kitchen area.

### **Kitchen/living Area.**

23' 1" x 12' 1" maximum (7.04m x 3.68m maximum)  
Windows to front aspect, impressive kitchen area with a range of floor and wall units with co-ordinated work surfaces over, 1 1/4 sink drainer unit, integrated fridge freezer, integrated dishwasher, integrated electric oven and gas hob with extractor over, wall mounted combination boiler.

### **Bedroom One**

16' 5" x 10' (5.00m x 3.05m)  
Window to rear aspect, built in wardrobe, door to ensuite shower room.

### **Ensuite Shower Room**

Featuring a three-piece suite comprising of low level wc, pedestal wash hand basin and shower.

### **Bedroom Two**

13' 5" x 9' 5" (4.09m x 2.87m)  
Window to side aspect

### **Bathroom**

Three-piece suite with low level WC, wash hand basin and mixer shower.

### **External Details**

To the rear of the property the apartment benefits from allocated parking.



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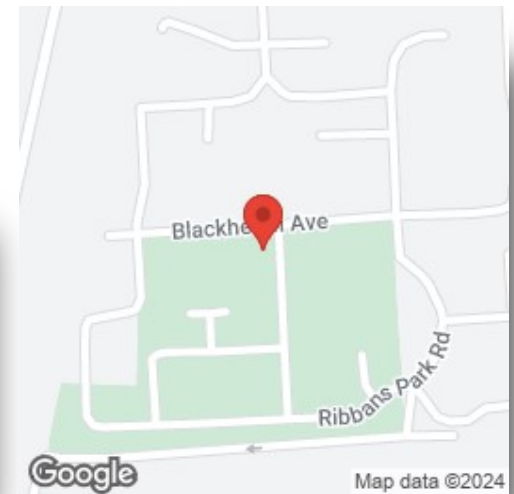
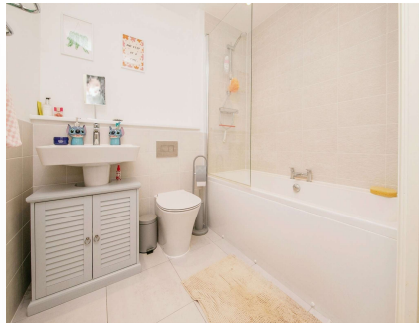
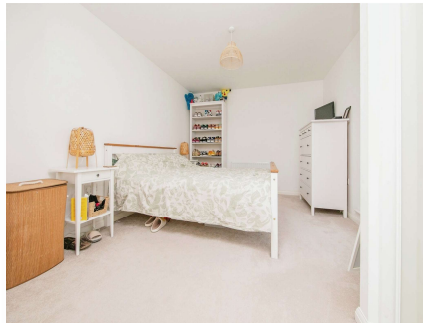
## Blackheath Avenue, Ipswich

- FIRST FLOOR APARTMENT
- EAST IPSWICH
- ALLOCATED PARKING
- OPEN PLAN LIVING/KITCHEN AREA
- CLOSE TO IPSWICH HOSPITAL

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPW102933 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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