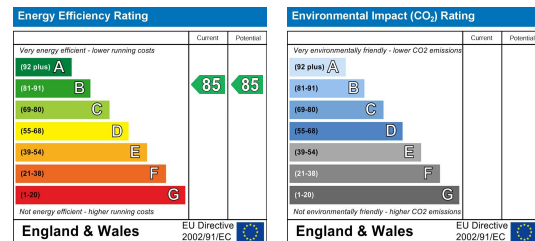


Total Area: 78.2 m² ... 842 ft²



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

21 Simon House St. Marys Road, Ipswich IP4 4SP

£180,000

NO CHAIN - A TWO bedroom 2nd floor apartment built by the award-winning developer Hopkins Homes, located conveniently for the Town Centre, Ipswich Hospital, marina and local shops. This well presented & SPACIOUS apartment benefits from an EN-SUITE and OFF ROAD PARKING, accommodation includes a large hallway, lounge/diner, fitted kitchen, master bedroom with built in wardrobes and en-suite, main bathroom, electric heating, doubled glazed windows. Call to book your viewing now.



21 Simon House St. Marys Road, Ipswich, IP4 4SP

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Main door to communal hall with entry system.

With stairs and lift.

2nd FLOOR:

ENTRANCE HALL:

A large hallway with a wall heater, airing cupboard housing the water heater, useful storage cupboard, laminated floor and doors off.

LOUNGE/DINER: 14'8 x 18 (4.47m x 5.49m)

With a double glazed bay window to front with views of the grounds, wall heater, laminated floor and through to...

KITCHEN: 12'4 x 6 (3.76m x 1.83m)

Fitted with a range of wall and base units, sink and drainer, drawers, worktops, space for appliances, integrated electric hob and oven, tiled floor and tiled splash backs.

BEDROOM 1: 17'9 x 15'2 narrowing to 11'4 (5.41m x 4.62m narrowing to 3.45m)

With a double glazed bay window to front, built in wardrobe, wall heater, door to...

EN-SUITE:

With a separate shower unit, W.C, hand wash basin, extractor, tiled floor and wall heater.

BEDROOM 2: 11' 3 x 7' 4 (3.35m 0.91m x 2.13m 1.22m)

Double glazed window to front and a wall heater.

BATHROOM:

Bath with a mixer shower tap, hand wash basin, W.C, tiled floor, extractor and a heated towel radiator.

OUTSIDE:

The apartment block sits in beautiful well kept grounds and benefits from an allocated parking space.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is B and the property is on a water meter. Ground rent is TBC £ per year, Service charge is £2,170 per year and .length of lease is 125 years from 2004.

