



Mimas Way, Ipswich,
£135,000



CHAIN FREE: A great example of a modern purpose built one bedroom open plan well presented GROUND FLOOR apartment located in this very convenient location close to supermarkets and access to A14/A12.

- CHAIN FREE
- PURPOSE BUILT APARTMENT
- GROUND FLOOR
- ONE BEDROOM
- LVT FLOORING
- ALLOCATED PARKING
- GAS TO RADIATOR HEATING
- OPEN KITCHEN/LIVING SPACE
- SECURITY INTERCOM SYSTEM
- CLOSE TO SUPERMARKETS AND A12/A14 ACCESS

PROPERTY:

CHAIN FREE: A brilliant opportunity to acquire this well planned one bedroom modern ground floor apartment located in this convenient location close to two major supermarkets, retail park and with access to the A12/A14 link road. The accommodation comprises:- communal entrance with security intercom, entrance hallway, open plan kitchen/diner (with appliances), bathroom/WC and a good sized bedroom. Outside there is one allocated parking space and visitor parking.

Council Tax Band: A
Ipswich

LOCATION:

The development is approximately four/five years old and comprises of houses and flats with grassy communal areas, as well as secured fenced communal gardens, bike racks and intercom entrances. It is superbly located with ease of access to both the A14 and A12, as well as either Ipswich town and waterfront in one direction and outlying villages in the other. With plenty of shops, restaurants and amenities in either walking distance or a short drive away.





COMMUNAL ENTRANCE HALLWAY:

Security intercom door access, communal entrance hallway with access to:-

ENTRANCE HALL:

Radiator, security intercom phone entry system to wall, built in storage cupboard (with space for washing machine) and lvt flooring.

LIVING/KITCHEN AREA:

18'11 x 13'6 red 12'4 (5.77m x 4.11m red 3.76m)

Extractor fan, one and a quarter bowl sink unit inset to work surface, a range of floor-standing cupboards and units with adjacent work tops, wall mounted complementing cupboards with courtesy lighting, filter hood over four ring ceramic hob, electric oven under, integrated fridge/freezer, LVT flooring, double glazed window to front elevation and built in wall storage cupboard with wall mounted Potterton gas combi boiler.

BATHROOM:

7'3 x 5'5 (2.21m x 1.65m)

Recessed lighting, extractor fan, pedestal wash hand basin with mixer tap, low level WC with concealed cistern, panel bath with shower mixer taps over and shower screen, heated towel radiator, tiled splashbacks, lvt flooring and shaver socket.

BEDROOM ONE:

11'11 x 11'6 (3.63m x 3.51m)

Double glazed window to front elevation and radiator.

COMMUNAL AREAS:

ONE ALLOCATED PARKING SPACE

DUSTBIN AREA

BIKE RACK

COMMUNAL GARDEN AREAS.

SERVICE CHARGES/LEASE DETAILS:

LEASE LENGTH: 155 YEARS

LEASE LENGTH LEFT: 149 YEARS:

SERVICE CHARGE: APPROX £1,200 PER ANNUM

GROUND RENT: £134.50 PER ANNUM

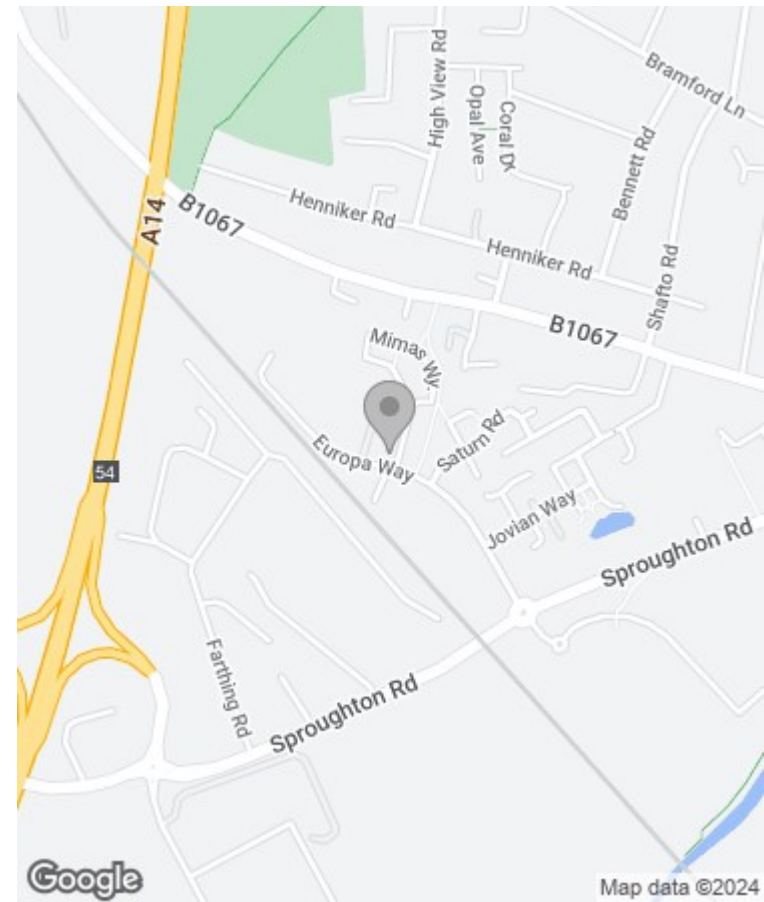




GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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