



GRACE
ESTATE AGENTS

Museum Street, Ipswich, Suffolk
£147,000



Chain Free: A fantastic opportunity to acquire this luxury one bedroom apartment located in the heart of Ipswich town centre close to shops restaurants and bars.

- **ONE BEDROOM**
- **GROUND FLOOR LUXURY APARTMENT**
- **TOWN CENTRE LOCATION**
- **GRADE II LISTED BUILDING**
- **FREE STANDING BATHTUB**
- **SEPARATE SHOWER ROOM**
- **CONTEMPORARY DESIGN**
- **OPEN PLAN LIVING SPACE**
- **APPLIANCES INCLUDED**
- **HIGH CEILINGS**

PROPERTY:

*** GRACE ESTATE AGENTS *** are pleased to present this one bedroom luxury ground floor apartment.

The property has been converted to a very high standard and has a contemporary finish.

Originally this building was part of the Law for Courts for Ipswich and this Grade II Listed building features Victorian windows and high ceilings.

The property comes complete with a fully fitted kitchen and includes integrated fridge freezer, electric oven, induction hob, microwave and dishwasher. The property also comprises a utility/shower area with a shower and space for washing machine.

The bedroom is spacious and features an additional dressing/walk in wardrobe.

Outside is a communal bike store.

Council Tax: Band A
Ipswich





LOCATION:

The property is located in this convenient position in the heart of Ipswich just a stones throw from major shops, restaurants and facilities whilst also being within short distance of the marina with its rejuvenated waterfront, restaurants coffee bars and public houses. The main line railway station is also close by and access by car can be made to the A14/A12 link roads for the commuter.

COMMUNAL ENTRANCE HALLWAY:

With access via security entry phone system.

ENTRANCE HALLWAY:

23'1 x 3'11 (7.04m x 1.19m)

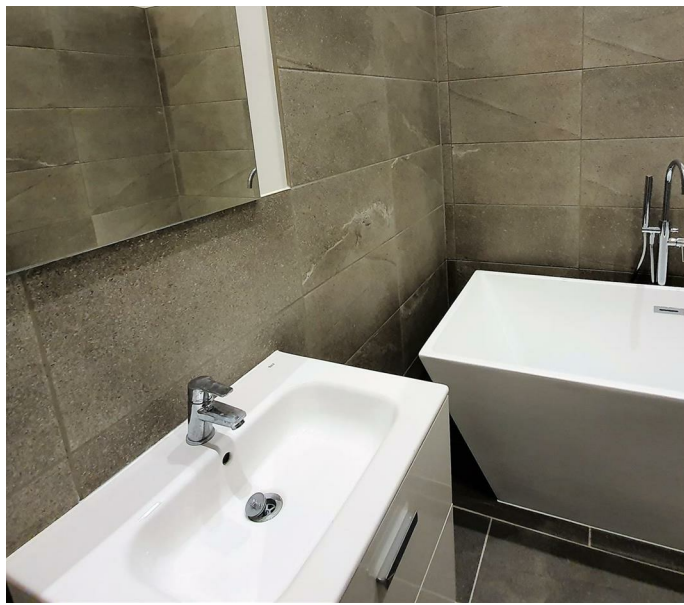
Recessed lighting, walk in airing cupboard and wood laminate flooring.

LIVING KITCHEN/AREA:

19'10 x 14'8 (6.05m x 4.47m)

Recessed lighting, feature arch windows to front elevation, wood laminate floor, electric panel heater, extractor fan, one and a quarter bowl inset sink unit, with mixer tap, inset to work tops, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted contrasting units, stainless steel filter hood over a four ring induction hob and electric oven under, microwave, integrated fridge/freezer and integrated dishwasher.





SHOWER/UTILITY ROOM:

14'7 x 2'9 (4.45m x 0.84m)

Recessed lighting, tiled shower cubicle with screen door and space for washing machine.

BATHROOM:

7'8 x 6'4 (2.34m x 1.93m)

Recessed lighting, extractor fan, wash hand basin with vanity cupboard under, freestanding bath with mixer tap shower spray, low level WC, heated electric towel rail, part tiled walls and tiled flooring.

BEDROOM ONE:

14'1 x 15'0 reducing 8'5 (4.29m x 4.57m reducing 2.57m)

Two windows to front elevation, electric panel heater, wood laminate flooring and access to dressing area.



**DRESSING AREA:**

6'3 x 5'10 (1.91m x 1.78m)

Recessed lighting.

OUTSIDE:

Rear communal area with raised patio, bike storage area and communal bin store.

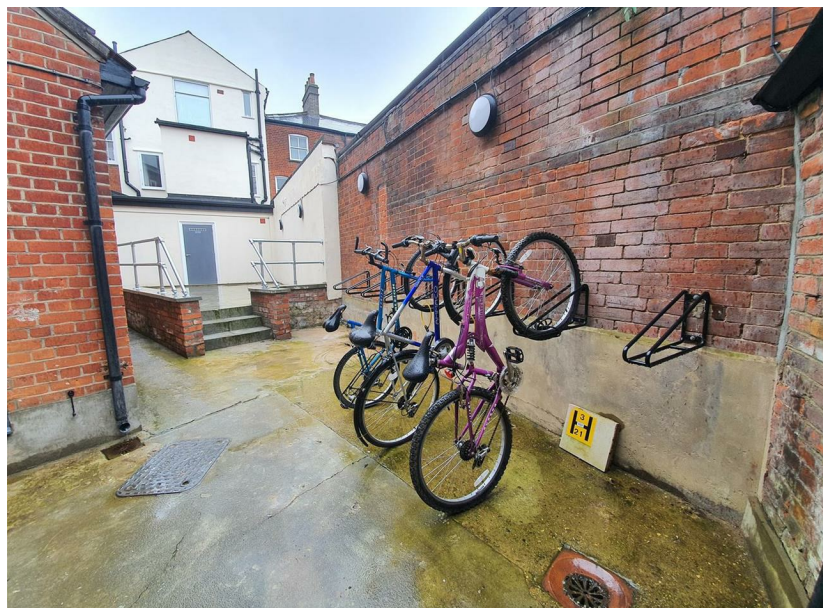
LEASE LENGTH AND SERVICE CHARGES:

Lease length: 125 form 2019

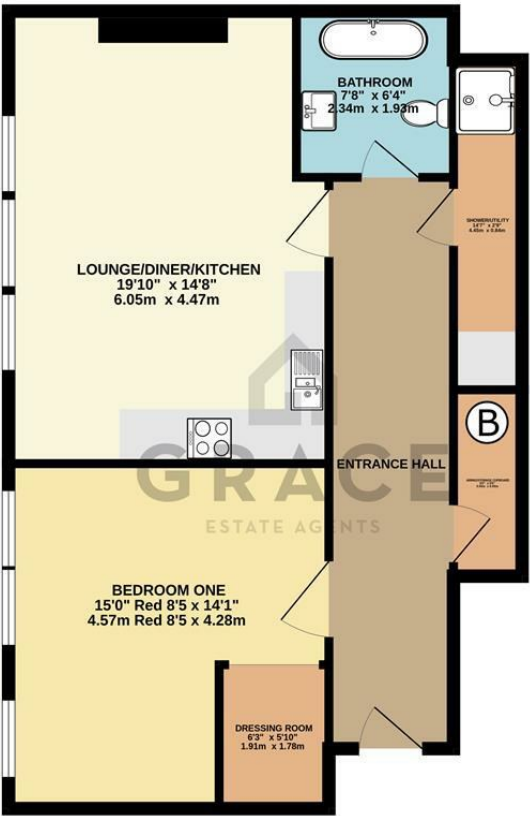
Lease left: 120

Service charge: £1,579 per annum

Ground rent: £200 per annum



GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.

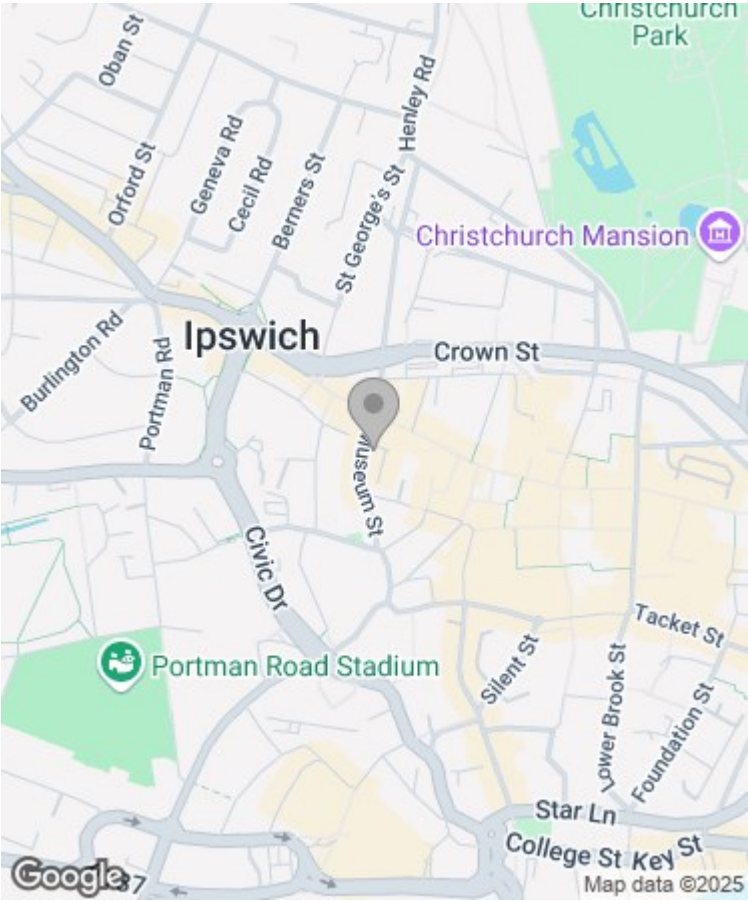


TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 as to their operability or efficiency can be given.
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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	