







Mimas Way, Ipswich,
£170,000

 2  2  1  B

Guide price: £170,000 to £175,000: A truly spacious two bedroom open plan well presented second floor floor apartment located close to facilities and A12/A14 junction.

- **PURPOSE BUILT APARTMENT**
- **TWO BEDROOMS**
- **19'0FT LIVING/KITCHEN/DINER**
- **KARNDEAN STYLE FLOORING & TILED FLOORING**
- **TWO GOOD SIZED BEDROOMS**
- **WELL PRESENTED BATHROOM**
- **ONE ALLOCATED PARKING SPACE AND VISITOR PARKING**
- **WELL MAINTAINED**
- **EN-SUITE**
- **CLOSE TO FACILITIES**

PROPERTY:

Guide price: £170,000 to £175,000: A fantastic opportunity to acquire this well planned two bedroom second floor apartment located in this convenient location close to a 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 living/kitchen/diner (with appliances), bathroom/WC two good sized bedrooms, one with ensuite. Outside there is one allocated parking space and visitor parking.

Council Tax : Band B
Ipswich

LOCATION:

The development is approximately six 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 HALL:

Security intercom system, communal entrance hall with staircase to second floor.





ENTRANCE HALLWAY:

Recessed lighting, radiator, access to loft space, walk in airing cupboard and flooring.

LIVING/KITCHEN/DINING AREA:

19'0 x 13'6 (5.79m x 4.11m)

Double glazed picture window to front elevation, double glazed window to side elevation, radiator, KITCHEN AREA: one and a quarter built in sink unit with mixer tap and cupboards under, a range of floor standing units with adjacent work tops, wall mounted matching cupboards, concealed wall mounted Potterton gas boiler, filter hood over a four ring ceramic hob, electric oven under, integrated fridge/freezer and space for automatic washing machine.

BEDROOM ONE:

11'1 x 10'11 (3.38m x 3.33m)

Double glazed window front elevation and radiator.

EN-SUITE:

7'0 x 4'7 (2.13m x 1.40m)

Extractor fan, recessed lighting low level WC with concealed cistern, heated towel radiator, walk in double shower cubicle with tiled splashbacks and screen. Tiled flooring.





BEDROOM TWO:

10'4 x 10'0 (3.15m x 3.05m)

Double glazed window to one elevation and radiator.

BATHROOM:

7'9 x 5'7 (2.36m x 1.70m)

Recessed lighting, low level WC with concealed cistern, pedestal wash hand basin with mixer tap, panel bath with built in taps to wall with screen, heated towel rail and tiled flooring.

COMMUNAL AREAS:

There is a communal bike store, and refuse area. There is an allocated parking space and allocated visitor parking adjacent to block.

LEASE DETAILS/SERVICES:

LEASE DETAILS:

155 year lease

149 years left approx

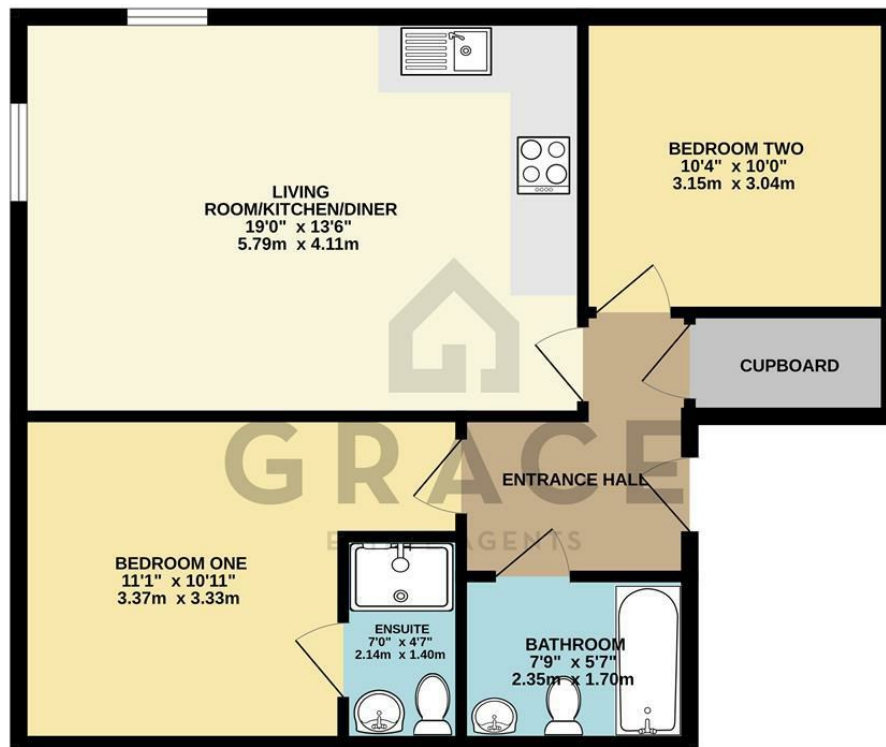
GROUND RENT: £160 per annum

SERVICE CHARGE: £1,550 approx per annum

BUILDINGS INSURANCE: £241.16 per annum



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

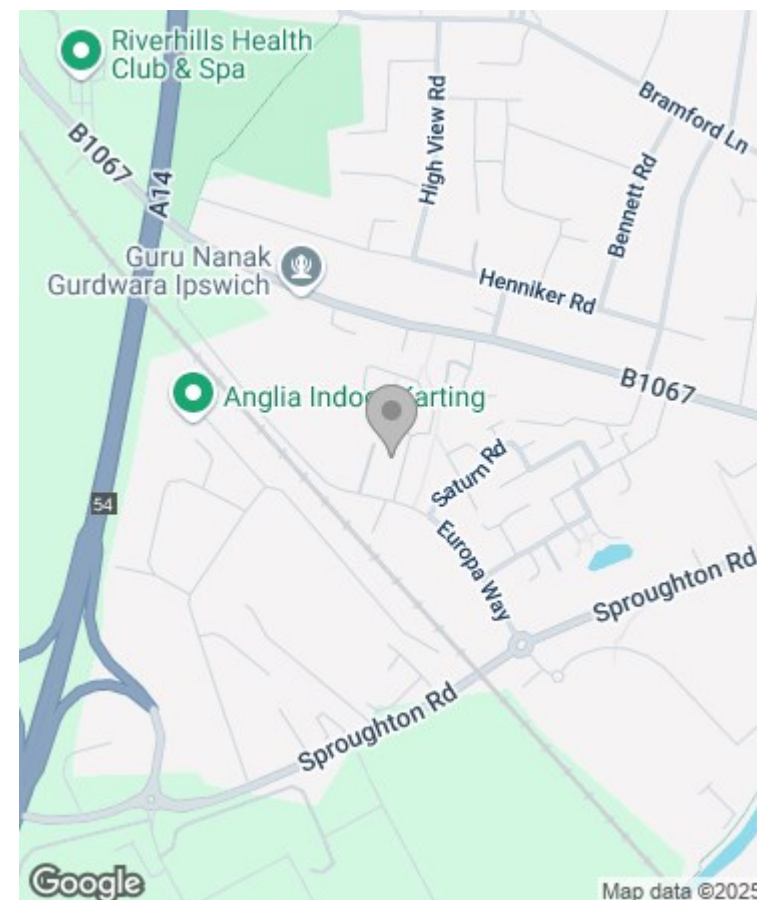


TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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	