



Museum Street, Ipswich,
£142,000



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

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 formed part of professional offices but were originally houses with features such as Victorian windows and high ceilings.

The property comes complete with a fully fitted kitchen and includes integrated fridge freezer, electric oven, induction hob and integrated washing machine.. The property also comprises of a shower room, generous living room and good sized bedroom.

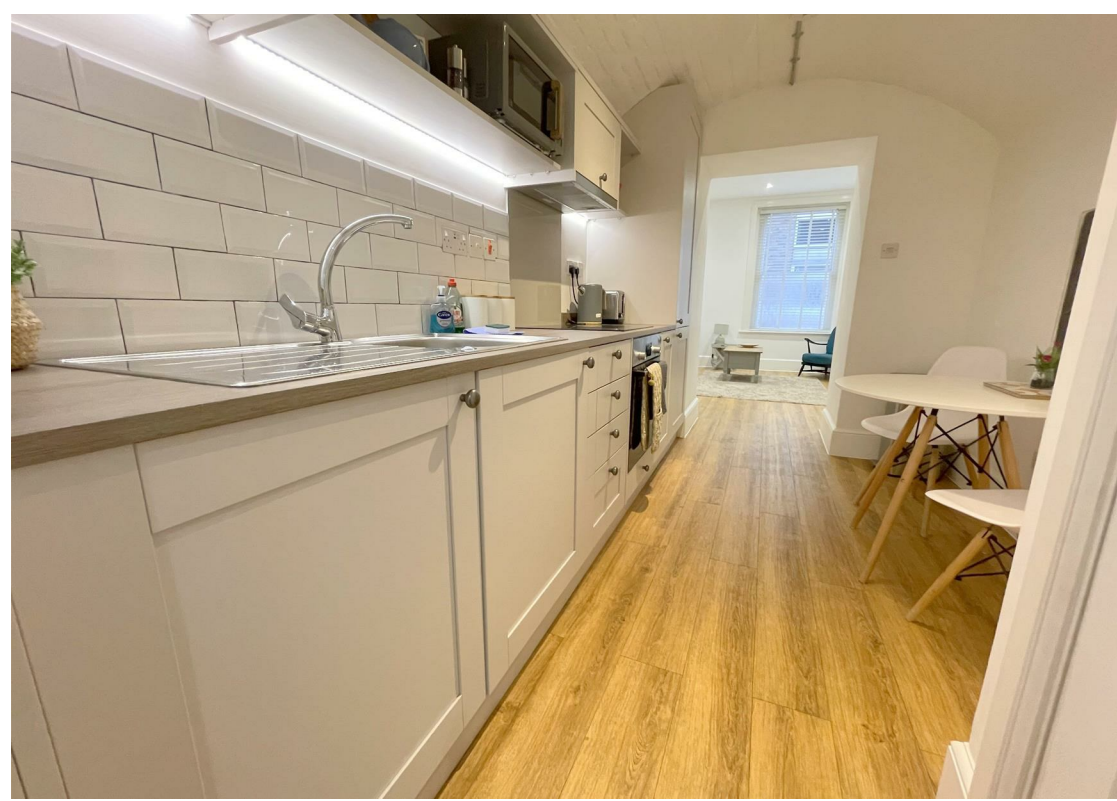
Council Tax: Band A
Ipswich

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:

Entry phone security intercom with access into foyer and door to:-





ENTRANCE LOBBY:

4'5 x 3'2 (1.35m x 0.97m)

Entrance intercom system and further door to:-
further door to:

LIVING ROOM:

13'6 x 2'8 (4.11m x 0.61m) red 2.64m x 3.84m)

Window to front elevation, under floor heating with LVT flooring and access to :-

KITCHEN:

11'2 x 7'4 (3.40m x 2.24m)

Stainless steel sink unit into work surface with cupboard under, a range of floor standing cupboard drawers and units with adjacent work tops, wall mounted matching units, Bosch four ring induction hob with electric oven under, integrated fridge/freezer, integrated washing machine, tiled splashbacks, courtesy lighting, and underfloor heating with LVT flooring.

SHOWER ROOM:

9'3 x 4'0 (2.82m x 1.22m)

Frosted window to one elevation, extractor fan, low level WC, wash hand basin with mixer tap and vanity cupboard under, shower unit with shower, tiled splashbacks and folding screen and tiled flooring.

BEDROOM:

13'8 x 12'0 (4.17m x 3.66m)

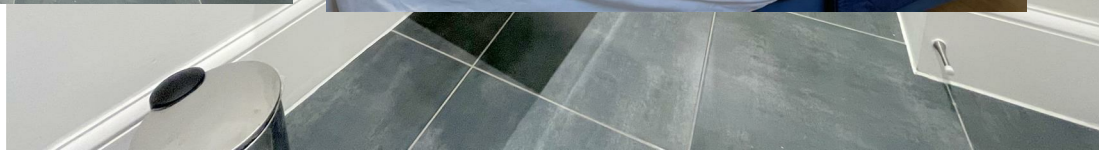
Window to front elevation, coving, and heated flooring finished in LVT.

LEASE DETAILS/SERVICE CHARGES:

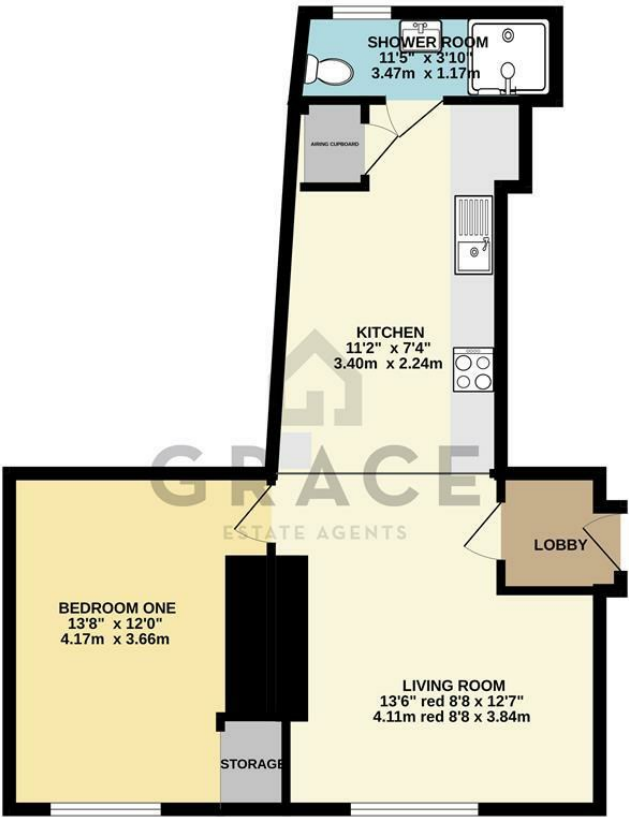
Lease length: 150 years from November 2020

Service Charges: £682.09 Per Annum

Ground Rent: £150.00 Per Annum



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

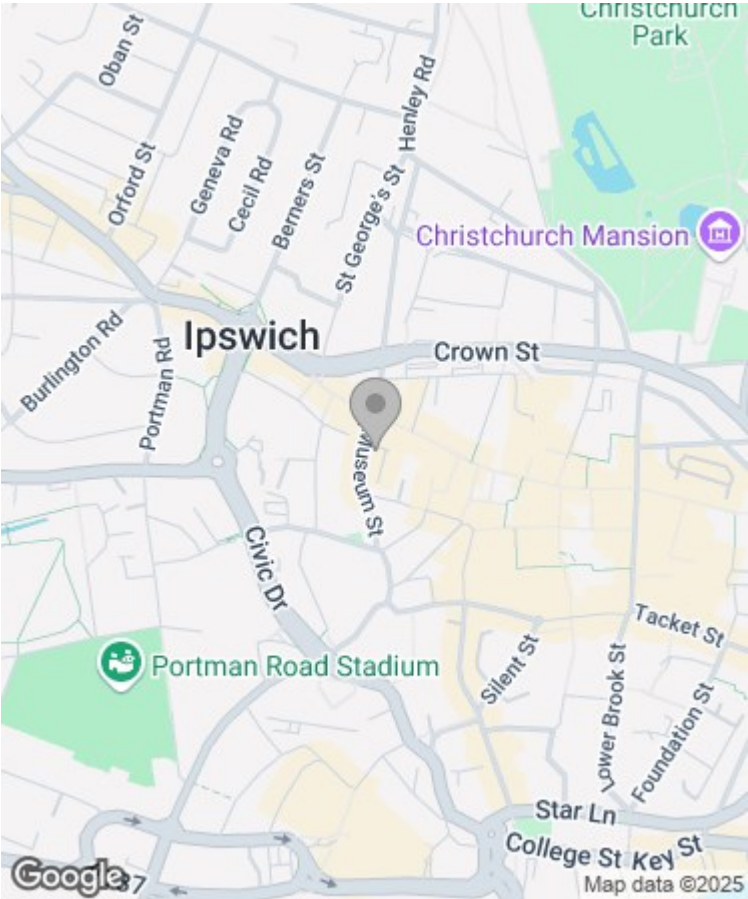


TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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	