




32 Museum Street, Ipswich, Suffolk
£210,000

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

PROPERTY:

*** GRACE ESTATE AGENTS *** are pleased to present this two bedroom lower 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 fitted kitchen and includes, electric oven, induction hob. There is also a walk in utility cupboard, further rooms comprise of a bathroom & ensuite, generous living room and two 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 AREA:

Security intercom system, with access to apartment front door.

ENTRANCE HALLWAY:

Staircase down to lower level, entry phone system and heated flooring finished in LVT.





LIVING ROOM:

15'10 x 13'9 (4.83m x 4.19m)

Two windows to one elevation, recessed lighting, fire alcove and underfloor heating finished with LVT.

KITCHEN:

9'11 x 9'5 (3.02m x 2.87m)

Recessed lighting, stainless steel inset sink unit with mixer tap and cupboards under, a range of floor standing cupboards and drawers, wall mounted matching units, inset Bosch four ring induction hob with electric oven under underfloor heating finished in LVT.

UTILITY AREA:

9'1 x 5'9 (2.77m x 1.75m)

Built in airing cupboard, space for washing machine and work top.

BEDROOM ONE:

13'6 x 9'8 (4.11m x 2.95m)

Window to one elevation, underfloor heating and LVT flooring.

ENSUITE:

Extractor fan, recessed lighting, wash hand basin with mixer tap and vanity under, low level WC, shower cubicle with tiled splashbacks, shower unit and screen door, under floor heating and tiled flooring.

BEDROOM TWO:

12'11 x 11'2 (3.94m x 3.40m)

Window to one elevation, under floor heating and LVT flooring.

BATHROOM

Extractor fan, recessed lighting, wash hand basin with mixer tap and vanity under, low level WC, shower cubicle with tiled splashbacks, shower unit and screen door, under floor heating and tiled flooring.

LEASE DETAILS/SERVICE CHARGES:

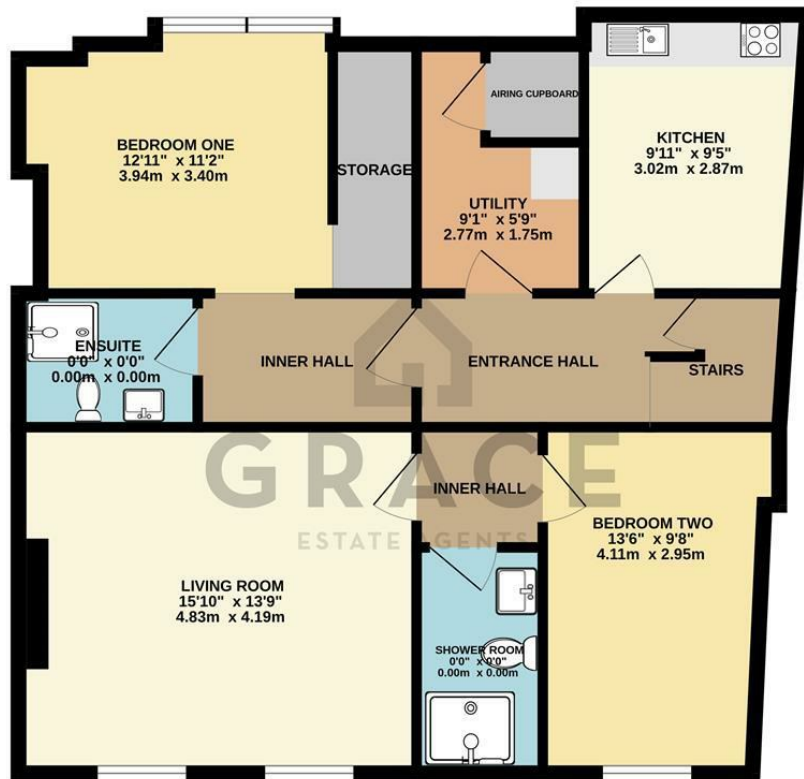
Lease length: 150 years from November 2020

Service Charges: £1391.37 Per Annum

Ground Rent: £150.00 Per Annum



GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.

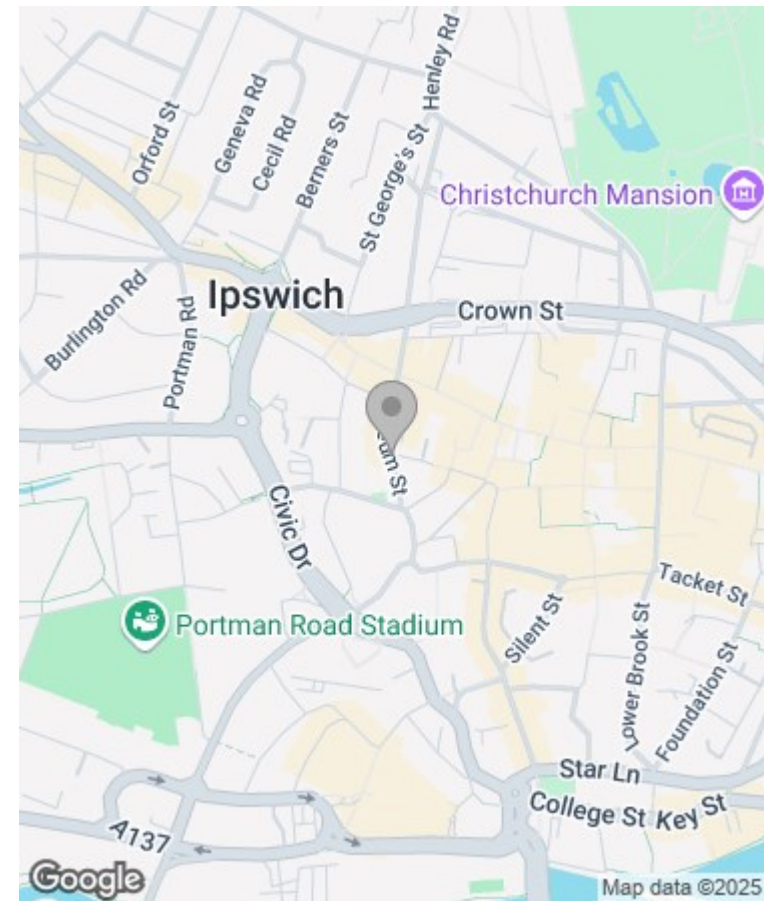


TOTAL FLOOR AREA : 773 sq.ft. (71.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 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 firm's 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	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	EU Directive 2002/91/EC