

Princes Street, Ipswich, IP1 1QU



welcome to

Princes Street, Ipswich

This luxurious two bedroom apartment is situated in the prestigious Wolsey House on Princes Street and benefits from being in a prime Town Centre location, a large kitchen/diner/lounge, master bedroom with en suite and NO ONWARD CHAIN! Would make an ideal investment!













Kitchen/Diner/Lounge

23' 9" x 23' (7.24m x 7.01m)

A full wall of double glazed windows to the rear with fitted blinds, a range of eye and base level units in high gloss with wood effect work top surfaces, stainless steel one and a half bowl sink plus drainer with chrome mixer tap, integrated fridge/freezer, oven with electric hob and extractor hood, spot lights, two electric radiators, wood effect flooring throughout and a TV point.

Master Bedroom

20' 9" narrowing to 11' 4" x 9' 9" (6.32m narrowing to 3.45m x 2.97m)

Two double glazed windows to the side, carpet flooring, electric radiator, spot lights, TV point and a door leading to the en suite.

En Suite

Low level WC, pedestal wash hand basin, shower with glass enclosure, tiled splash back, white heated towel rail, spot lights and an extractor fan.

Bedroom Two

15' 6" x 9' 4" (4.72m x 2.84m)

Double glazed window to the rear, electric radiator, carpet flooring, spot lights, TV and telephone point.

Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)

Enclosed WC, wash hand basin, shower with glass enclosure and tiled splash back, wood effect flooring, spot lights, extractor fan and a white heated towel rail.

Inner Hall/utility

4' 2" x 3' 2" (1.27m x 0.97m)

A large utility cupboard housing a washing machine with spot lights and wood effect flooring.





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- No onward chain
- Currently let for £900 pcm
- Two double bedrooms
- Master bedroom with en suite
- Large kitchen/diner/lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1945.84

Ground Rent: 300.00

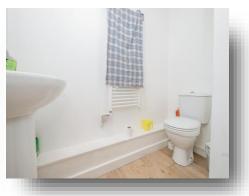
This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000 - £140,000







Black Horse Ln

Curriers St

Friars St

Falcon St

Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: IPS117843 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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