



**Saxon House, Cromwell Square, Ipswich, IP1 1AN**

**welcome to**

## **Saxon House, Cromwell Square, Ipswich**

**\*\*GUIDE PRICE £100,000 - £110,000\*\*** This spacious, well-presented second floor apartment is located in the Town Centre with great access to the Train Station and major bus routes. **NO ONWARD CHAIN!!!!!!**

### **Parking**

There is no allocated parking for this apartment.  
There are car parks nearby for which you can purchase a permit.

### **Entrance**

Via secure entry.

### **Entrance Hall**

4' 6" x 3' 9" ( 1.37m x 1.14m )

Wood effect flooring, spot lights and wall mounted intercom.

### **Lounge/diner/kitchen**

17' 2" max x 9' 5" max ( 5.23m max x 2.87m max )

Wood effect flooring, double glazed window to the front, one electric radiator, spot lights. Towards the kitchen is a built in oven and washing machine, tiled splashback, a stainless steel sink and a range of eye and base level units.

### **Bedroom**

9' 9" x 8' 2" ( 2.97m x 2.49m )

Double glazed window to the front, one electric radiator, carpet flooring and spot lights.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Saxon House, Cromwell Square,**  
**Ipswich**

- Spacious second floor one bedroom apartment
- Modern living
- No onward chain
- Town Centre location
- Great access to train station and bus routes

Tenure: Leasehold EPC Rating: C

guide price

**£100,000 - £110,000**



**view this property online** [williamhbrown.co.uk/Property/IPS118131](http://williamhbrown.co.uk/Property/IPS118131)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
IPS118131 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](http://williamhbrown.co.uk)