





## welcome to

## **Princes Street, Ipswich**

The one bedroom second floor apartment is located within a short walk to the Town Centre and benefits from spacious open plan living, modern finishes throughout and has 4 years NHBC warranty remaining. This would make a great investment opportunity.













### Kitchen/Lounge/Diner

22' 3" x 17' 7" max ( 6.78m x 5.36m max )
Light and spacious room with a full length double
glazed windows to the rear, wood effect flooring
throughout, electric radiator, spot lights, ample space
for table, chairs and a three piece sofa set up. The
kitchen includes a range of eye and base level units
in high gloss white with marble effect worktop
surfaces, a stainless steel one and a half bowl sink
plus drainer and chrome mixer tap, integrated
fridge/freezer, integrated oven with electric hob,
extractor hood and space for a dishwasher.

### **Utility Room**

7' x 2' 9" ( 2.13m x 0.84m )

Wood effect flooring, space for a washing machine, a fitted work top and a door leading to the bathroom.

#### **Bathroom**

7' 2" x 6' 1" ( 2.18m x 1.85m )

Double shower with glass enclosure and a tiled splashback, enclosed WC, wash hand basin, wood effect flooring, white heated towel rail, spot lights and an extractor fan.

#### **Master Bedroom**

15' 6" x 15' 1" ( 4.72m x 4.60m )

Full wall of double glazed windows to the rear, a large built in wardrobe, electric radiator, spot lights and a TV point.





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## **Princes Street, Ipswich**

- Tenant in situ paying £770 per calendar month
- Spacious open plan living
- Modern finishes throughout
- 4 years NHBC warranty remaining
- Long lease

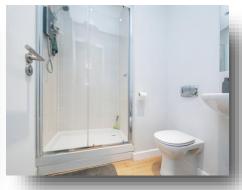
Tenure: Leasehold EPC Rating: D

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.

# £110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS118305



Property Ref: IPS118305 - 0003 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.





01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk