



**Princes Street, Ipswich, IP1 1QU**



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**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

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Property Ref:  
IPS118305 - 0003

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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.



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