



Flat 11 Rapier Street, Ipswich, IP2 8JS

welcome to

Flat 11 Rapier Street, Ipswich

This well-presented third floor flat is just a short walk to the Ipswich Marina and Train Station, benefiting from two double bedrooms, a lounge with balcony access and under floor heating.



Entrance Hall

18' 5" x 5' 5" max (5.61m x 1.65m max)

Carpet flooring with under floor heating, entry phone system, large storage cupboard and further large airing cupboard.

Lounge

12' 7" x 11' 3" (3.84m x 3.43m)

Double glazed window to the front, a door leading to the balcony, carpet flooring with under floor heating, TV point and an open archway leading to the kitchen.

Balcony

10' 1" x 5' 7" max (3.07m x 1.70m max)

A steel balustrade and a door leading to the lounge.

Kitchen

11' 4" x 10' 6" (3.45m x 3.20m)

Wood effect flooring with under floor heating, a double glazed window to the front, a range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback, integrated oven with electric hob and extractor hood, integrated fridge/freezer, space for a washing machine and dishwasher, spot lights and space for a small table.

Master Bedroom

14' 2" x 8' 8" (4.32m x 2.64m)

Double glazed window to the front, one electric radiator, carpet flooring and TV point.

Bedroom Two

13' 5" x 6' 9" (4.09m x 2.06m)

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

Bathroom

7' 1" x 5' 9" (2.16m x 1.75m)

Bath with overhead shower and glass screen, tiled splashback, low level WC, pedestal wash hand basin, chrome heated towel rail, tiled flooring, part tiled walls, spot lights, extractor fan and shaver point.

Parking

One allocated parking space at 70 Rapier Street charged at £60.

Agents Note:

Please note Ground Rent on this property is £150 payable every 6 months & Service Charge is £1,522.85 also payable every 6 months. This property has a current Fire Certificate, please call the branch for more details.

The sale of this property will be subject to receipt of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.



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Flat 11 Rapier Street, Ipswich

- Two double bedrooms
- Under floor heating
- Lounge with balcony access
- Parking
- No onward chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118851 - 0005

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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william h brown



01473 226101



ipswich@williambrown.co.uk



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



williambrown.co.uk