



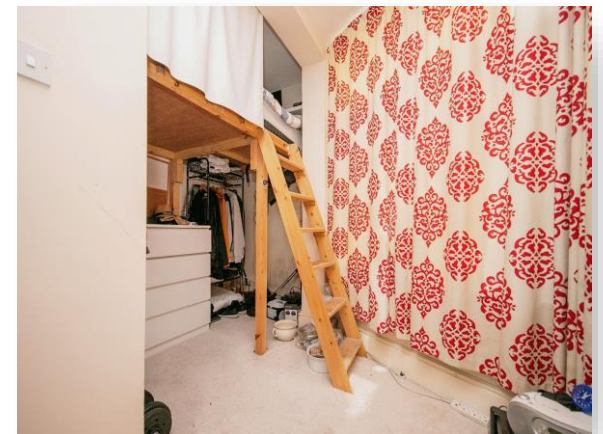
**Montrose Court, Rosehill Crescent, IPSWICH, IP3 8ER**



**welcome to**

**Montrose Court, Rosehill Crescent, IPSWICH**

This two bedroom first floor flat benefits from a separate lounge, an open plan kitchen/diner, a mezzanine master bedroom, a modern bathroom, large communal gardens and ample off street parking.



### **Agents Note**

Please note the lease length on this property is 67 years. The vendor has priced the property to reflect this as understands a purchaser may want to extend this in the future. Please call the branch for more information.

### **Entrance Hall**

5' 2" x 4' 3" ( 1.57m x 1.30m )

Carpet flooring and open archways leading to further rooms.

### **Lounge**

15' 7" x 11' ( 4.75m x 3.35m )

Single glazed window to the front, carpet flooring, one electric radiator, TV point and a feature brick wall papered wall.

### **Kitchen/diner**

14' 9" x 10' 7" ( 4.50m x 3.23m )

Open plan space, perfect for entertaining, with a single glazed window to the side, wood effect flooring throughout, one electric radiator, a range of eye and base level units in white with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a washing machine, fridge/freezer, dishwasher and cooker, fitted electric hob and extractor hood, tiled splashback in Metro blue and fitted down lighters.

### **Master Bedroom**

10' 9" max x 10' 4" ( 3.28m max x 3.15m )

Single glazed bay window to the side, carpet flooring, one electric radiator, a mezzanine bed with fitted wooden staircase and a large under bed storage space which is currently used as a walk in wardrobe.

### **Bedroom Two**

9' 7" x 9' 3" ( 2.92m x 2.82m )

Single glazed window to the front, carpet flooring, one electric radiator and a fitted chest height bed with storage underneath.

### **Bathroom**

9' 3" x 5' 3" ( 2.82m x 1.60m )

Modern bathroom boasting a walk in shower with handle less glass enclosure, electric shower and part tiled walls, wood effect flooring, one electric radiator, low level WC, pedestal wash hand basin, extractor fan and a single glazed window to the side.

### **Outside:**

#### **Communal Front Area**

Tree lined entrance to a large communal car park with ample off street parking.

#### **Communal Rear Garden**

Large lawned area, patio seating areas, woodlands and hedged borders. This area is perfect for enjoying the afternoon sun!



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welcome to

## Montrose Court, Rosehill Crescent, IPSWICH

- Mezzanine master bedroom
- Open plan kitchen /diner
- Separate lounge
- Large communal gardens
- Ample off street parking

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS118604 - 0004

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