



**Mimas Way, Ipswich, IP1 5FD**

**welcome to**

## **Mimas Way, Ipswich**

**\*\*GUIDE PRICE £130,000 - £140,000\*\*** This beautiful modern one bedroom apartment is situated within the highly desirable Jasmine Park development with excellent links to the A12 and A14 and has local amenities including food shopping and fuel station.

### **Entrance Hall**

10' 1" x 5' ( 3.07m x 1.52m )

Featuring grey wood-effect flooring, a radiator, spotlights and a large airing cupboard housing the washing machine.

### **Living Space**

18' 10" x 13' 7" ( 5.74m x 4.14m )

This contemporary open plan room benefits from two double glazed windows providing ample natural light. There's also a range of eye level units in white and base level units in high gloss grey with compact laminate marble effect roll top surfaces, a stainless steel one and a half bowl sink plus drainer with chrome mixer tap, an integrated fridge freezer, oven, hob and extractor hood, and space for a dishwasher in the kitchen portion of the room. The boiler is boxed in in a high gloss white unit. There is also a TV point and two radiators, and grey wood effect flooring throughout.

### **Bedroom**

11' 9" x 11' 5" ( 3.58m x 3.48m )

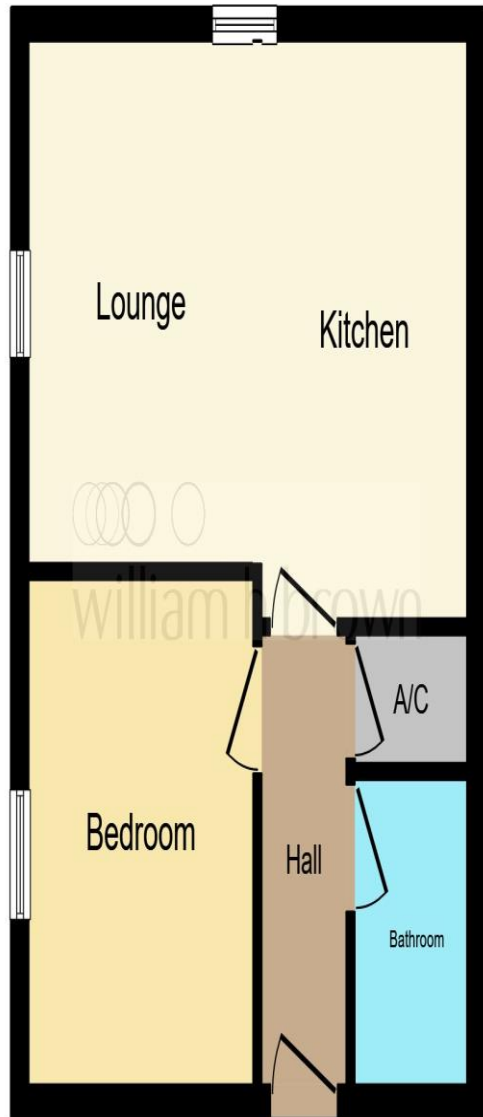
This room features a double glazed window to the front, a radiator and thermostat, and carpet flooring.

### **Bathroom**

Featuring an enclosed WC with tiled surrounds, a pedestal wash hand basin, bath with overhead shower and glass screen. There is a white heated towel rail, grey wood effect floorings, spotlights, extractor fan and a shaver point

### **Location**

Mimas Way can be found in North-Western Ipswich, just off Europa Way, in a primarily residential development which includes a children's play area. There are two outdoor business parks in the vicinity, which provide a variety of shopping opportunities. The area also benefits from easy access to the A14.



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**  
**Mimas Way,**  
**Ipswich**

- Spacious one bedroom ground floor apartment
- Open plan living area
- Perfect for first time buyer or investment purchase
- Popular Jasmine Park location
- NHBC warranty still valid

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000 - £140,000**



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Property Ref:  
IPS118953 - 0005

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