



**Hyperion Court, Ipswich, IP1 5AJ**

**welcome to**

**Hyperion Court, Ipswich**

This well-presented first floor flat benefits from two large double bedrooms, an en suite to the master, a separate bathroom, a large lounge/diner, a modern kitchen, a bike store and allocated parking.



### **Entrance Hall**

17' 5" x 3' 4" ( 5.31m x 1.02m )

Carpet flooring, one electric radiator and two storage cupboards.

### **Lounge/Diner**

17' 3" x 11' 9" ( 5.26m x 3.58m )

Double glazed full length window to the front with fitted blind carpet flooring, one electric radiator, TV point and a ceiling fan.

### **Kitchen**

8' 1" x 6' 6" ( 2.46m x 1.98m )

Open leading to the lounge, a range of eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, spot lights, wood effect flooring and a double glazed window to the rear.

### **Master Bedroom**

17' 1" x 9' 4" ( 5.21m x 2.84m )

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

### **En Suite**

8' 8" x 5' 11" max ( 2.64m x 1.80m max )

Low level WC, pedestal wash hand basin, shower with glass enclosure, tiled splashback, chrome heated towel rail, wood effect flooring, extractor fan, shaver point and part tiled walls.

### **Bedroom Two**

12' 6" x 7' 1" ( 3.81m x 2.16m )

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

### **Bathroom**

7' 4" x 6' 5" ( 2.24m x 1.96m )

Double glazed window to the rear, wood effect flooring, chrome heated towel rail, low level WC, pedestal wash hand basin, bath with chrome mixer tap and shower attachment, part tiled walls, extractor fan and a compact clothes rail.

### **Outside:**

Bin and bike stores, one allocated parking space with ample visitor parking.



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## Hyperion Court, Ipswich

- Two large double bedrooms
- En suite to master & separate bathroom
- Modern kitchen
- Large lounge/diner
- Two large storage cupboards

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS117524 - 0002

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