

**Duke Street, Ipswich, IP3 0BX** 



# welcome to

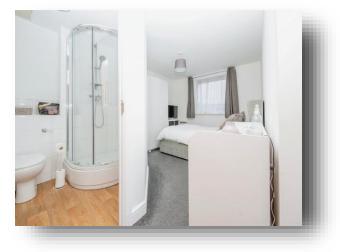
# Duke Street, Ipswich

This Stylish second floor apartment has been lightly refurbished and boasts a lounge with Juliet balcony, a spacious kitchen, two double bedrooms, an en suite to master, a separate bathroom, two parking spaces and NO ONWARD CHAIN!!













#### **Entrance Hall**

11' 1" x 4' (3.38m x 1.22m) Carpet flooring, an airing cupboard, a storage cupboard and entry phone system.

#### Lounge

15' 3" x 14' 5" ( 4.65m x 4.39m ) Light filled lounge with a double glazed Juliet balcony overlooking communal gardens, carpet flooring, one electric radiator, TV point and an open archway leading to the kitchen.

#### Kitchen

11' 5" x 6' 2" ( 3.48m x 1.88m )

A range of eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, tiled effect flooring, a fridge/freezer and washing machine to stay, an integrated oven with electric hob and extractor hood.

#### Master Bedroom

15' 9" x 9' 6" ( 4.80m x 2.90m )

Double glazed window to the rear, carpet flooring, one electric radiator, two double wardrobes, two cube units (boxes not included), TV point and a door leading to the en suite.

## En Suite

6' 5" x 5' 9" ( 1.96m x 1.75m ) A shower with glass enclosure, a panelled splashback, an enclosed WC with matching wash hand basin, tiled splashback, extractor fan, an electric heater and wood effect flooring.

## **Bedroom Two**

11' x 7' 2" ( 3.35m x 2.18m ) Double glazed window to the rear, a daybed with two single mattresses to stay, carpet flooring and one electric radiator.

## Bathroom

9' 3" x 5' 7" ( 2.82m x 1.70m ) Large bathroom with an enclosed WC, matching wash hand basin with chrome mixer tap, tiled splashback throughout, a bath with overhead shower with glass screen, extractor fan, one electric heater and wood effect flooring.

### **Agents Note:**

- Un-metered water is included in the Service Charge.

- The current vendor is open to selling various items in the flat, prices to be negotiated. Please contact the branch for more information.

- Pets are allowed to live in the property subject to an assessment through the Management Company.

- The property is fitted with a Smart meter.

- The unit on the ground floor has been confirmed by the Management Company that it cannot be used for retail or food, only offices.

- Shower has been newly installed, en suite, bathroom and hallway have been newly decorated and new flooring in the kitchen.





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- No onward chain
- Two double bedrooms
- En suite to master & separate bathroom
- Spacious kitchen
- Lounge with Juliet balcony

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

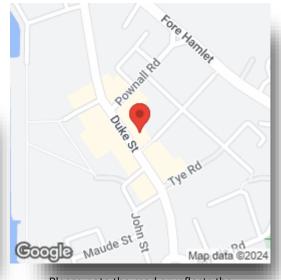
offers in excess of











Please note the marker reflects the postcode not the actual property



Property Ref: IPS117897 - 0004 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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