

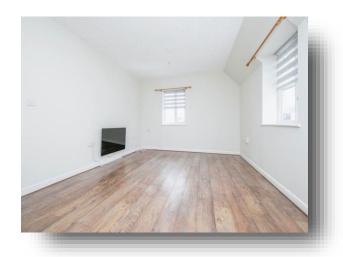
**Tower Mill Road, Ipswich, IP1 4AQ** 

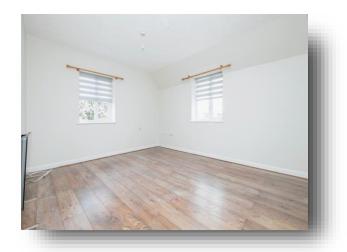


## welcome to

# **Tower Mill Road, Ipswich**

\*GREAT INVESTMENT\* This well-presented 2nd floor one bedroom apartment is situated in the Town Centre of Ipswich and benefits from a large lounge, a modern kitchen, master bedroom with built in wardrobes and one off street parking space. \*The property will be tenanted from 25th October for £800pcm\*













#### **Entrance Hall**

Wood effect flooring, one electric radiator, airing cupboard and entry phone system.

## Lounge

13' 7" x 11' 3" ( 4.14m x 3.43m )

Double glazed windows to the front and side, both with fitted blinds, wood effect flooring, one electric radiator, TV point and an open archway leading to the kitchen.

### Kitchen

9' 7" x 8' 1" ( 2.92m x 2.46m )

Double glazed windows to the side with fitted blind, stone effect flooring, a range of eye and base level units in wood with stone effect worktop surfaces, a white one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback throughout and an open archway leading to the lounge.

### **Master Bedroom**

11' x 10' 3" max ( 3.35m x 3.12m max )

Double glazed window to the front with fitted blind, carpet flooring, one electric radiator and double built in wardrobes

### **Bathroom**

8' 8" x 5' 6" ( 2.64m x 1.68m )

Low level WC, vanity sink with chrome taps, bath with overhead shower and glass screen, tiled effect flooring, extractor fan, an electric heater and part tiled walls.

## **Parking**

Space for one car.





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- No onward chain
- Large bedroom with built in wardrobes
- Modern kitchen
- Large lounge
- One off street parking space

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000. 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

£110,000







Google Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS118992



Property Ref: IPS118992 - 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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