

welcome to

Compair Crescent, Ipswich

30% SHARED OWNERSHIP This well-presented top floor apartment boasts two double bedrooms, a large open plan lounge with feature panelled wall, a modern kitchen, a modernised bathroom with ample storage, parking and a COMPLETE ONWARD CHAIN!













Entrance Hall

12' 6" x 3' 9" ($3.81m\ x$ 1.14m) Grey wood effect flooring, a storage cupboard and an entry phone system.

Lounge

14' 9" max x 14' 9" max (4.50m max x 4.50m max) Open plan room with potential for a dining space, double glazed window to the front, grey wood effect flooring, a feature panelled wall, one radiator, TV point and an open archway leading to the kitchen.

Kitchen

7' 6" x 8' (2.29m x 2.44m)

Double glazed window to the front, grey wood effect flooring, a range of eye and base level units in wood with grey worktop surfaces, a stainless steel sink plus drainer and chrome taps, integrated oven with electric hob and extractor hood, tiled splashback, space for a fridge/freezer and washing machine, a wall mounted gas fired boiler, ample storage and an open archway leading to the lounge.

Bathroom

11' 2" x 5' 8" (3.40m x 1.73m) Grey wood effect flooring, low level WC, pedestal wash hand basin, a P bath with overhead shower and glass screen, one radiator, part tiled walls, a large airing cupboard, down lighters and an extractor fan.

Bedroom One

10' 2" x 14' 4" ($3.10m\ x\ 4.37m$) Double glazed window to the front, carpet flooring, one radiator, TV point and an alcove with space for a large wardrobe.

Bedroom Two

 $8^{\prime}\,2^{\prime\prime}$ x 10' $3^{\prime\prime}$ (2.49m x 3.12m) Double glazed window to the front, carpet flooring and one radiator.

Agents Note:

This property is offered for sale as a 30% Share of Ownership. There is staircasing available to allow 100% of the purchase price. Please call the branch for further information.





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- 30% Share of Ownership
- Large open plan lounge with feature panelled wall
- Two double bedrooms
- Modernised bathroom with ample storage
- Parking

Tenure: Leasehold EPC Rating: B

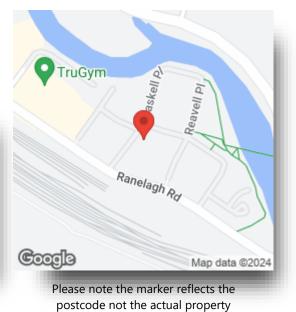
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£40,000









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Property Ref: IPS119099 - 0003 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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