

Mansbrook Boulevard, Ipswich, IP3 9GJ

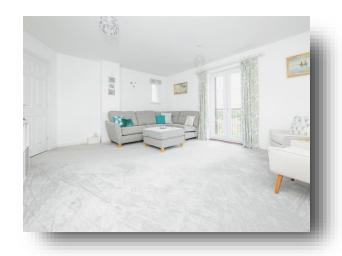


welcome to

Mansbrook Boulevard, Ipswich

This two bedroom apartment is beautifully presented throughout with fabulous views over the Ravenswood development! The property boasts a huge living room, a contemporary bathroom and off-road parking. Internal viewing is highly recommended to fully appreciate this stunning home.













Location:

The property is situated to the South East side of Ipswich offering good access out to the A14 commuter trunk road. The county town of Ipswich offers a wide range of local amenities including schools, University, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

Entrance Hall

One electric storage heater, carpet flooring, entry phone system and a large storage cupboard.

Lounge

15' 8" x 18' 8" (4.78m x 5.69m)

Two double glazed windows to the side, a patio door leading through to the balcony. one electric storage heater, carpet flooring and a TV point.

Balcony

 $6' 6'' \times 3' 6'' (1.98 \text{m} \times 1.07 \text{m})$ Cast iron balustrade and steel flooring.

Kitchen

11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to the front, vinyl flooring, a range of eye and base level wood units with marble effect worktop surfaces, a stainless steel sink plus drainer unit and chrome mixer tap, integrated oven with electric hob and extractor hood, space for a fridge freezer and washing machine, tiled splashback and ample storage space.

Bedroom One

8' 9" x 12' 1" (2.67m x 3.68m)

Double glazed window to the rear, one electric heater, carpet flooring, loft hatch and TV point.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

A Velux window, a double glazed window to the front, carpet flooring, one radiator, a pitched ceiling, a large built-in wardrobe with mirrored sliding doors and one electric heater.

Bathroom

7' 6" x 11' 2" (2.29m x 3.40m)

Shower with glass enclosure, bath with shower attachment, low-level WC, pedestal wash hand basin, carpet flooring, part tiled walls, extractor fan, double glazed window to the rear, one electric heater and an airing cupboard.





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- One allocated parking space
- Spacious balcony
- Large lounge
- Modern kitchen
- Four piece bathroom

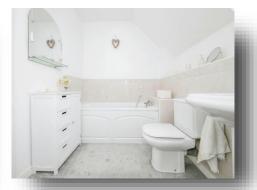
Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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

£165,000









Please note the marker reflects the postcode not the actual property

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Property Ref: IPS119176 - 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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