

Westport Place, Foundation Street, Ipswich, IP4 1BN



welcome to

Westport Place, Foundation Street, Ipswich

Beautifully presented one bedroom ground floor apartment, offered for sale with NO ONWARD CHAIN. Westport Place is an exceptional conversion of apartments, uniquely situated in the heart of the town on Foundation Street and is very close to Ipswich Town Centre and the Waterfront.



Location

Westport Place is an exceptional conversion of apartments uniquely situated in the heart of the town on Foundation Street. The surrounding streets boast fine architecture and crafted residences. With the Town Centre being just a stroll to the end of the road and Marina/Waterfront across the road, Westport Place offers accessibility to a wealth of amenities, bars and shops. The apartments are perfectly positioned to enjoy many of the Town's highlights by foot including a theatre, numerous shops and boutiques, bistros, established markets which form the town's daytime vibe, cinemas, parks and marina.

Lounge/Kitchen

14' 5" x 12' 8" (4.39m x 3.86m)

Two double glazed windows to the front, a range of eye and base level units with high gloss doors and laminate worktop surfaces, tiled splashback, a built in oven and hob with extractor fan, integrated fridge/freezer, washing machine and dishwasher, tiled flooring, worktop lighting with under cabinet lighting and ceiling LED downlighters.

Bedroom

16' 5" max x 8' 3" (5.00m max x 2.51m) Double glazed window to the side, carpet flooring and one radiator.

Bathroom

11' 2" x 4' 5" (3.40m x 1.35m) A bath with hinged screen and overhead shower, dual flush WC, wash hand basin with chrome mixer tap, chrome finish ladder-style heated towel rail, part tilled walls and tilled flooring.





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Westport Place, Foundation Street, **Ipswich**

- No onward chain
- Ground floor flat
- Fitted kitchen appliances
- Luxurious conversion
- 125 Year lease from new

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price £110,000 - £120,000





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

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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 IPS119538 - 0005 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

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and boundaries of the property and other important matters before exchange of contracts.

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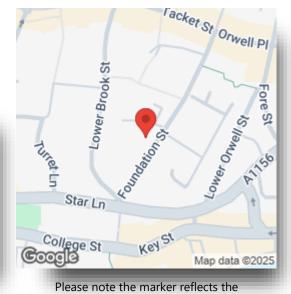


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postcode not the actual property