



**Westport Place, Foundation Street, Ipswich, IP4 1BN**



**welcome to**

**Westport Place, Foundation Street, Ipswich**

**\*GUIDE PRICE £130,000-£140,000\*** This fantastic second floor flat is situated close to Ipswich Town Centre and benefits from one large bedroom, a contemporary bathroom, an open plan kitchen/diner/lounge, a large, private outside terrace and parking options nearby.



### **Entrance Hall**

7' 3" x 6' 8" ( 2.21m x 2.03m )

Spacious entrance hall with grey wood effect flooring, an airing cupboard, an entry phone system and spot lights.

### **Kitchen/Diner /Lounge**

22' 2" x 12' 5" ( 6.76m x 3.78m )

Large, open plan room with ample natural light via two double glazed windows to the rear and a door leading to the outside terrace, grey wood effect flooring throughout the lounge and dining area, tiled flooring in the kitchen, spot lights, loft hatch, electric radiators and TV point, The kitchen itself has a range of eye and base level units in high gloss grey with quartz effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated fridge/freezer, dishwasher, washing machine and oven with electric hob and extractor hood, ample space for a large L shaped sofa and a dining table set up.

### **Outside Terrace**

19' 3" x 19' 5" ( 5.87m x 5.92m )

Luxurious North-West facing terrace, perfect for enjoying the afternoon sun, a decked floor, an outside light, a balustrade throughout and ample space for seating.

### **Master Bedroom**

15' max x 11' ( 4.57m max x 3.35m )

Double glazed window to the side, carpet flooring, an electric radiator, spot lights, two double built in wardrobes, a feature panelled wall and space for an office set up (if required).

### **Bathroom**

9' 1" x 7' 6" ( 2.77m x 2.29m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan and spot lights.



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## Westport Place Foundation Street, Ipswich

- Large bedroom
- Contemporary bathroom
- Open plan living
- Many parking options nearby
- Large, private outside terrace

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 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

**£130,000 - £140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119606 - 0005

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