



**John Street, Ipswich, IP3 0AH**



**welcome to**

**John Street, Ipswich**

**\*\*INVESTMENT CASH BUYERS ONLY\*\*** This two double bedroom apartment benefits from an open plan kitchen/lounge/diner, a Juliet balcony on the lounge and each bedroom, allocated parking and is a short walk from the town centre.



### **Entrance Hall**

17' 9" x 10' 8" max ( 5.41m x 3.25m max )

Carpet flooring, one electric radiator and an airing cupboard housing the boiler.

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

22' 9" x 13' 7" ( 6.93m x 4.14m )

Spacious open plan room boasting double glazed windows to the rear and side, a Juliet balcony to the rear, spot lights throughout, carpet flooring in the lounge area, tiled effect flooring in the kitchen/diner area, TV point and two electric radiators. The kitchen includes a range of eye and base level units in wood with marble effect roll top surfaces, a circular stainless steel sink with drainer and chrome mixer tap, tiled splash back throughout, integrated oven with electric hob and extractor hood, space for a fridge freezer, washing machine and dishwasher.

### **Master Bedroom**

16' 5" x 9' 9" ( 5.00m x 2.97m )

Double glazed window to the front, a Juliet balcony, electric radiator, carpet flooring, TV point and built in double wardrobes.

### **Bedroom Two**

15' 7" x 7' 5" ( 4.75m x 2.26m )

Double glazed window to the front, a Juliet balcony to the side, carpet flooring and one electric radiator.

### **Bathroom**

7' 1" x 6' 9" ( 2.16m x 2.06m )

Enclosed WC with matching wash hand basin with chrome mixer tap, tiled splash back, a P bath with overhead shower and glass screen, fitted mirror, chrome heated towel rail, extractor fan and spot lights.

### **Agents Note:**

\*Please note there is work being carried out on this property for an EWS1 Certification.

\*Please note the building insurance is included in the Service Charge.

\*There is a Tenant in situ paying £895 pcm.



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## **John Street, Ipswich**

- INVESTMENT CASH BUYERS ONLY
- Two double bedrooms
- Juliet balcony on the lounge and each bedroom
- Open plan kitchen/lounge/diner
- Allocated gated parking space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£135,000 - £145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119633 - 0004

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