



St. Edmund House, Rope Walk, Ipswich, IP4 1NF

welcome to

St. Edmund House, Rope Walk, Ipswich

This incredibly large, top floor apartment would make an excellent First Time Buy or investment property, benefiting from two 26ft bedrooms, both with en suites, a separate cloakroom, an open plan kitchen/diner/ lounge with integrated appliances, two secure, gated parking spaces and NO ONWARD CHAIN!



Entrance Hall

33' 1" x 3' (10.08m x 0.91m)

Large, long-sweeping entrance hall with carpet flooring, an entry phone system and a large airing cupboard.

Cloakroom

6' 6" x 2' 6" (1.98m x 0.76m)

Low level WC, pedestal wash hand basin, chrome heated towel rail, extractor fan and tiled effect flooring.

Kitchen/Diner/Lounge

23' 2" x 21' 9" (7.06m x 6.63m)

Large, open plan room, flooded with natural light and benefiting from a full wall of double glazed windows to the side, carpet flooring in the lounge/diner, one radiator, TV point, wood effect flooring to the kitchen area, a range of eye and base level units in grey and white wood effect with black worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a breakfast bar, spot lights throughout, an integrated oven with electric hob and extractor hood, an integrated washing machine and space for an American fridge/freezer.

Master Bedroom

26' x 9' 7" (7.92m x 2.92m)

An internal window to the lounge, carpet flooring, one radiator and a door leading to the en suite.

En Suite

7' x 6' 5" (2.13m x 1.96m)

A shower with glass enclosure, a panelled splashback, low level WC, a vanity sink, tiled effect flooring, spot lights, extractor fan and chrome heated towel rail.

Bedroom Two

26' x 9' 7" (7.92m x 2.92m)

An internal window to the lounge, carpet flooring, one radiator and a door leading to the en suite.

En Suite

7' x 6' 5" (2.13m x 1.96m)

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

Parking

Two gated, secure, allocated parking spaces.



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St. Edmund House, Rope Walk, Ipswich

- Two 26ft bedrooms with en suites
- No onward chain
- Open plan kitchen/diner/lounge
- Integrated appliances in the kitchen
- Two gated parking spaces

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119882 - 0002

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