



Duke Street, Ipswich, IP3 0BX

welcome to

Duke Street, Ipswich

This one bedroom, first floor apartment is located just a few minutes' walk from the desirable Ipswich Marina, with an open plan lounge/kitchen, a Juliet balcony to the front, a seperate bathroom and permit parking.

Agents Note:

Tenant in situ currently paying £850 a month (including water). All furnishings are included in the sale.

Location

The property is situated in Duke Street within this popular development, just off Fore Hamlet, convenient for local shops and supermarkets, as well as Ipswich Marina, with its many bars and restaurants. The Town Centre offers a variety of amenities, including the Buttermarket and Sailmakers Shopping Centre, as well as Ipswich Mainline Train Station for access to London Liverpool Street. The A12/A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

Entrance Hall

Wood effect flooring, an intercom entry system, a storage cupboard, one electric radiator and doors leading to all rooms.

Bathroom

Enclosed WC, wash hand basin, part tiled walls, extractor fan, carpet flooring and a bath with overhead shower.

Bedroom

11' 7" x 10' 9" (3.53m x 3.28m)

Carpet flooring, one electric radiator and double glazed window to the rear.

Lounge

15' 10" x 11' 4" (4.83m x 3.45m)

Laminate flooring, one electric radiator, French doors leading to the Juliet balcony to the front and an opening leading to the kitchen.

Kitchen

6' 4" x 11' 5" (1.93m x 3.48m)

Double glazed window to the side, eye and base level units in wood effect with grey laminate worktop surfaces, an integrated oven with electric hob and extractor fan, space for a washing machine and fridge/freezer, a stainless steel sink plus drainer and chrome mixer tap and an opening to the lounge.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- No onward chain
- One bedroom
- Lounge with Juliet balcony
- Tenant in situ currently paying £850 a month (including water).
- Permit parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2000.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000 - £110,000



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Property Ref:

IPS119961 - 0004

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