



St. Nicholas Court, Ipswich, IP1 1TG

welcome to

St. Nicholas Court, Ipswich

This well-presented first floor apartment benefits from a large lounge/diner, a modern kitchen, two large double bedrooms, an en suite, a separate bathroom and NO ONWARD CHAIN!!

Entrance Hall

Large hallway with wood effect flooring, a triple storage cupboard, entry phone system.

Lounge/Diner

18' 8" x 13' 7" (5.69m x 4.14m)

Double glazed windows to the side and rear, wall hung lights, wood effect flooring throughout, TV point and double doors leading to the kitchen.

Kitchen

10' 7" x 7' 8" (3.23m x 2.34m)

Eye and base level units in grey with granite worktop surfaces, an inset stainless steel sink plus drainer chrome mixer tap, integrated oven, induction hob, extractor hood, fridge/freezer and dishwasher, spot lights, double doors leading to the lounge, wood effect flooring and double glazed window to the side.

Master Bedroom

19' 4" max x 16' 9" max (5.89m max x 5.11m max)

Two double glazed windows to the side, wood effect flooring, a double built in wardrobe, TV point and a door leading to the en suite.

En Suite

7' 8" x 5' 6" (2.34m x 1.68m)

Enclosed WC, pedestal wash hand basin, a double shower with glass enclosure, fully tiled walls and flooring, spot lights and chrome heated towel rail.

Bedroom Two

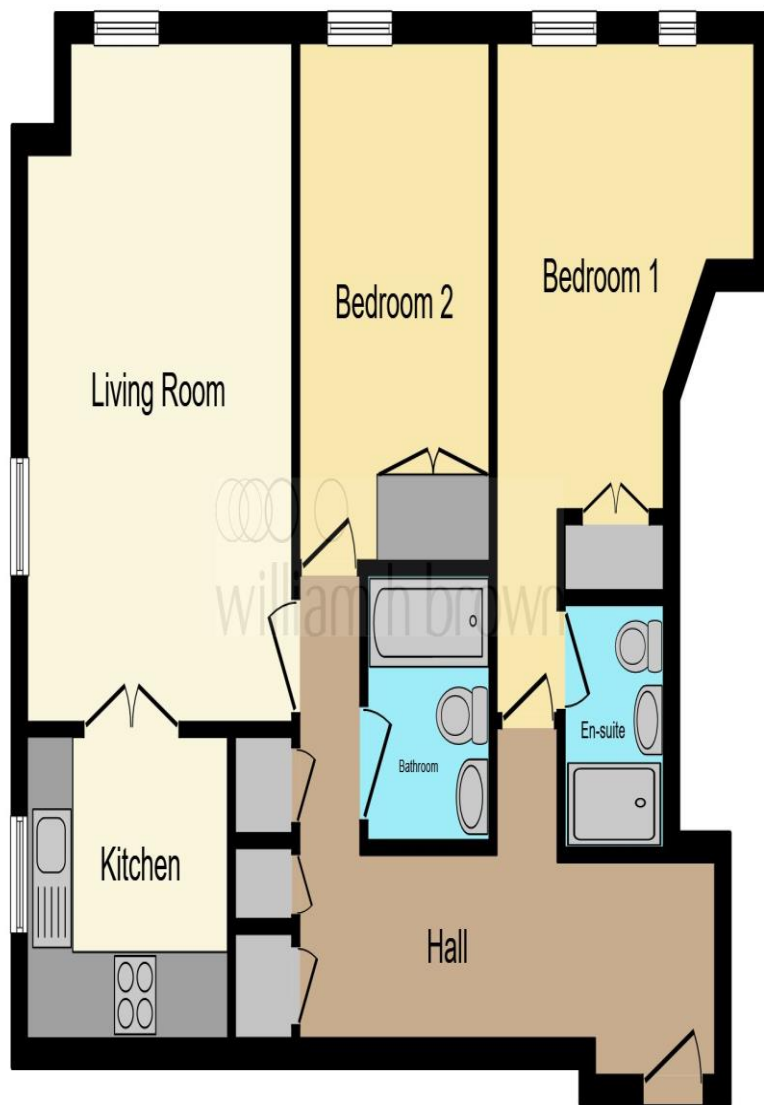
15' 5" x 9' 6" (4.70m x 2.90m)

Double glazed window to the rear, wood effect flooring and a double built in wardrobe.

Bathroom

7' x 5' 8" (2.13m x 1.73m)

Enclosed WC, pedestal wash hand basin, a bath, fully tiled walls, chrome heated towel rail, spot lights, tiled flooring and extractor fan.



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



welcome to
St. Nicholas Court,
Ipswich

- No onward chain
- Large lounge/diner & a modern kitchen
- Two large double bedrooms
- En suite & seperate bathroom
- Short walk to Ipswich Train Station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£175,000



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Property Ref:
IPS120005 - 0004

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