



Maple Court, Elm Street, Ipswich, IP1 1EZ

welcome to

Maple Court, Elm Street, Ipswich

This well-presented 4th floor apartment is located in Ipswich Town Centre and benefits from two double bedrooms, a contemporary, high spec kitchen with fitted appliances, a contemporary bathroom, beautiful floor to ceiling windows throughout and one allocated, secure, gated parking space.

Entrance Hall

Engineered oak flooring, automatic lighting, spot lights and a computerised entry phone system.

Parking

One allocated, secure, gated parking space.

Kitchen/Lounge/Diner

21' 9" x 13' 6" max (6.63m x 4.11m max)

Stunning, open plan room boasts double glazed floor to ceiling windows to the rear with fitted roller blinds, engineered oak flooring throughout, TV points, electric radiators, eye and base level units in high gloss grey with quartz worktop surfaces, an inset sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, an integrated dishwasher, washing machine and fridge/freezer, tiled splashback throughout and under counter lights.

Master Bedroom

11' 2" x 9' 4" (3.40m x 2.84m)

Double glazed floor to ceiling windows to the rear with fitted roller blinds, spot lights, one electric radiator and carpet flooring.

Bedroom Two

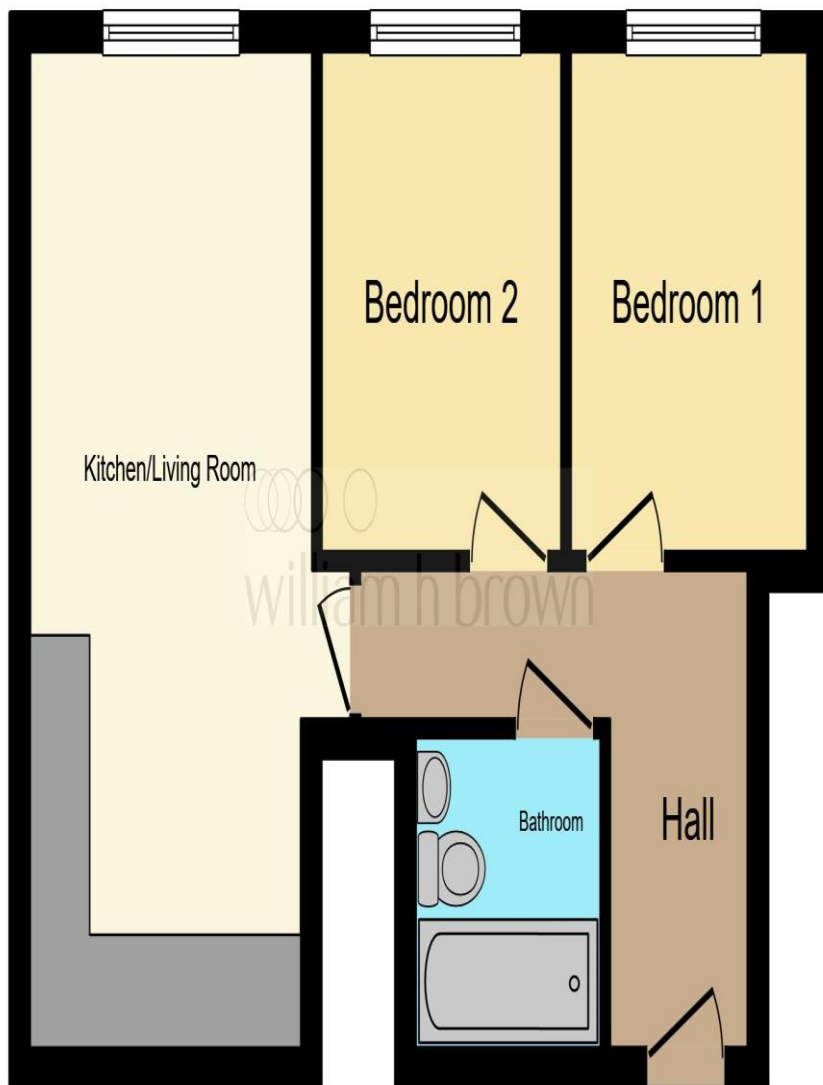
11' 2" x 8' 1" (3.40m x 2.46m)

Double glazed floor to ceiling windows to the rear with fitted roller blinds, spot lights, one electric radiator and carpet flooring.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Stunning, contemporary bathroom with an enclosed WC, a suspended vanity sink, a bath with a jetted overhead shower, waterfall shower and glass screen, chrome heated towel rail, extractor fan, spot lights, fully tiled walls and flooring, a tiled alcove and a light up, de-mist mirror.



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

**Maple Court, Elm Street,
Ipswich**

- 4th floor apartment with lift access
- Two double bedrooms
- Contemporary bathroom
- Contemporary, high spec kitchen with fitted appliances
- One allocated, secure, gated parking space

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£155,000 - £165,000



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Property Ref:
IPS120042 - 0003

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