

Arcade Street, IPSWICH, IP1 1EX

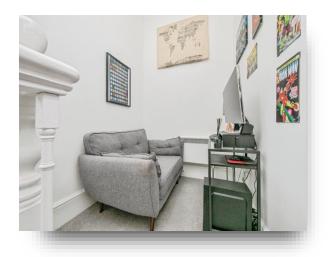
welcome to

Arcade Street, IPSWICH

This stunning, Grade II listed, duplex apartment is located in Ipswich Town Centre and boasts high ceilings throughout, two large double bedrooms, an elaborate landing with space for a study area, an open plan kitchen/lounge/diner and multiple parking options available nearby.













Entrance Hall

13' 1" x 7' (3.99m x 2.13m)

Carpet flooring, a front door, a staircase and spot lights.

Landing

23' 2" x 5⁻ 9" max (7.06m x 1.75m max)

Large, elaborate landing with a large banister, loft hatch, carpet flooring and one electric radiator. There is ample space for a study area, the current vendors use this space as a snug area.

Kitchen/Diner/Lounge

16' 3" x 13' 6" (4.95m x 4.11m)

Elegant, open plan room with vaulted ceilings and sash windows to the front and rear, wood effect flooring, one electric radiator, TV point and dado rails. The kitchen benefits from eye and base level units in cream with wood effect worktop surfaces, an integrated fridge/freezer, washing machine and oven with induction hob and extractor hood, a stainless steel one and half bowl sink plus drainer and chrome mixer tap and spot lights.

Master Bedroom

11' 8" x 11' 2" (3.56m x 3.40m)

Three windows to the rear, carpet flooring, one electric radiator and spot lights.

Bedroom Two

13' 5" x 9' 8" (4.09m x 2.95m)

Sash windows to the front, carpet flooring, one electric radiator, a wall papered wall, shelving and spot lights.

Bathroom

9' 6" x 9' 5" (2.90m x 2.87m)

Sash window to the front, marble effect tiled flooring, low level WC, a vanity sink with chrome mixer tap, a bath with overhead shower and glass screen, shaver point, chrome heated towel rail, an extractor fan and an airing cupboard housing the hot water tank.





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Arcade Street, IPSWICH

- Stunning Duplex apartment
- Two large double bedrooms
- High ceilings throughout
- Large landing & space for a study area
- Multiple parking options available nearby

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1583.59

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£150,000







Black-Horse Elm St Friars St Google Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119249



Property Ref: IPS119249 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent



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