



**Wolsey Street, Ipswich, IP1 1AF**



**welcome to**

**Wolsey Street, Ipswich**

This well-presented, 1st floor apartment benefits from two bedrooms, a shower room to the master bedroom, a seperate bathroom, a lounge/diner with balcony and one secure, gated, allocated parking space.



### Entrance Hall

10' max x 4' ( 3.05m max x 1.22m )  
Carpet flooring, under floor heating, doors to all rooms and a storage cupboard housing the hot water tank.

### Master Bedroom

11' 1" x 10' 1" ( 3.38m x 3.07m )  
Carpet flooring, under floor heating, double glazed window to the front with fitted blind and a door leading to the en suite.

### Shower Room

6' x 5' 1" ( 1.83m x 1.55m )  
Vinyl flooring, a wash hand basin, a fitted mirror, hand rails, under floor heating, a walk in shower with glass screen and hand rails.

### Bedroom Two

10' x 9' ( 3.05m x 2.74m )  
Carpet flooring, double glazed window to the front with fitted blind and under floor heating.

### Bathroom

7' x 6' 1" ( 2.13m x 1.85m )  
Fully tiled walls and flooring, chrome heated towel rail, under floor heating, an enclosed WC and matching hand wash basin and a bath with chrome taps.

### Lounge/Diner

20' 11" x 13' 1" ( 6.38m x 3.99m )  
Carpet flooring in the lounge area, double glazed windows to the front and side with fitted blinds, a glazed door with fitted blind, leading to the balcony, under floor heating throughout, tiled effect flooring in the kitchen area, space for a fridge/freezer, eye and base level units in wood with black worktop surfaces, an integrated oven with electric hob and extractor hood and a stainless steel sink plus drainer and chrome mixer tap.

### Balcony

Decked flooring and a glass balustrade.

### Parking

One secure, gated, allocated parking space.

### Agents Note:

Please note there are cladding works currently being carried out on this building, completion is April 2026. There is no need for the property to be vacated while this work is carried out.



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## Wolsey Street, Ipswich

- 1st floor apartment with two bedrooms
- Lounge/diner with balcony
- Master bedroom with shower room
- Seperate bathroom
- One secure, gated, allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1768.00

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120012 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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