



St Edmund House, Rope Walk, Ipswich, IP4 1NF

welcome to

St Edmund House, Rope Walk, Ipswich

This large, well-presented, first floor apartment boasts two large double bedrooms, both with an en suite, a seperate cloakroom, a large, open plan kitchen/diner lounge, one gated, secure, allocated parking space and NO ONWARD CHAIN!!



Entrance Hall

22' 6" x 3' (6.86m x 0.91m)

Carpet flooring, one radiator, an entry phone system and an airing cupboard.

Cloakroom

6' 7" x 26' (2.01m x 7.92m)

Low level WC, pedestal wash hand basin, tiled effect flooring, extractor fan and chrome heated towel rail.

Kitchen/Diner/Lounge

23' 3" x 21' 6" (7.09m x 6.55m)

Large, open plan room, perfect for entertaining, with double glazed windows to the front, additional floor to ceiling windows, internal windows in each bedroom, the kitchen has a range of eye and base level units in white and grey wood effect, a fitted breakfast bar and marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer and washing machine, TV point, one radiator, spot lights and a wall papered wall.

Master Bedroom

15' 9" x 9' 8" (4.80m x 2.95m)

An internal window to the lounge, carpet flooring, one radiator and a door leading to the en suite.

En Suite

6' 9" x 6' 7" (2.06m x 2.01m)

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, chrome heated towel rail, extractor fan and spot lights.

Bedroom Two

15' 9" x 9' 9" (4.80m x 2.97m)

Double glazed internal window to the kitchen, carpet flooring, one radiator and a door leading to the en suite.

En Suite

6' 9" x 6' 5" (2.06m x 1.96m)

A corner shower with glass enclosure, a panelled splashback, low level WC, pedestal wash hand basin, chrome heated towel rail, extractor fan and spot lights.

Parking

One gated, secure, allocated parking space.



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- No onward chain
- Two large double bedrooms, both with an en suite
- Large, open plan kitchen/diner lounge
- Seperate cloakroom
- One gated, secure, allocated parking space.

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2500.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120088 - 0005

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