

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.





welcome to

St Edmund House, Rope Walk, Ipswich

- 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

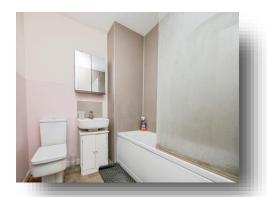
Council Tax Band: B Service Charge: 2500.00

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

view this property online williamhbrown.co.uk/Property/IPS120088



Property Ref: IPS120088 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk

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.