



Chapel Mews, Bolton Lane, Ipswich, IP4 2BT

welcome to

Chapel Mews, Bolton Lane, Ipswich

This well-presented, first floor apartment is located close to Christchurch Park and boasts two large double bedrooms, one on the mezzanine floor, with views over the lounge and the front of the property, a stunning lounge with vaulted ceilings and one allocated parking space. COMPLETE ONWARD CHAIN!



Agents Note:

The lease on this property in excess of 900 years, Service Charge £120 pcm and Ground Rent £700 per annum.

Entrance Hall

13' 4" x 3' 7" (4.06m x 1.09m)

Double doors leading to the lounge, an entry phone system and wood effect flooring.

Lounge

19' 4" x 13' 1" (5.89m x 3.99m)

Beautiful, open plan lounge with vaulted ceilings, two sash windows to the front, wood effect flooring, double doors leading to the hall, one radiator, TV point and a spiral staircase leading up to the mezzanine bedroom.

Kitchen

9' 9" x 6' (2.97m x 1.83m)

Sash window to the rear, wood effect flooring, eye and base level units in wood with grey stone effect flooring, space for a washing machine and fridge/freezer, an integrated oven with gas hob and extractor hood, tiled splashback and spot lights.

Mezzanine Bedroom One

15' 7" x 13' 3" (4.75m x 4.04m)

Stunning views over the lounge and the front of the property, wood effect flooring, one radiator, double glazed window to the rear, a storage cupboard in the eaves and spot lights.

Bedroom Two

9' 9" x 9' 1" (2.97m x 2.77m)

Two sash window to the rear, wood effect flooring and one radiator.

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

A P bath with overhead shower and glass screen, low level WC, pedestal wash hand basin, chrome heated towel rail, Victorian style tiled effect flooring, spot lights, extractor fan, sash window to the side, partially tiled walls in a grey tile and a shaver point.

Parking

One allocated parking space.



view this property online williamhbrown.co.uk/Property/IPS120158



welcome to

Chapel Mews, Bolton Lane, Ipswich

- Complete onward chain
- Two large double bedrooms, one on the mezzanine floor
- Stunning lounge with vaulted ceilings
- Lease in excess of 900 years
- Gated development with one allocated parking space.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120158



Property Ref:
IPS120158 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 guidance 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 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) 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 and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk