



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

welcome to

St Edmund House, Rope Walk, Ipswich

This spacious, 2nd floor apartment benefits from three double bedrooms, a large, open plan kitchen/diner/lounge, two en suite's, a separate cloakroom and two secure, gated, allocated parking spaces.

Entrance Hall

7' 6" x 6' 2" (2.29m x 1.88m)

Carpet flooring, an entry phone system and a fitted mat.

Cloakroom

4' 9" x 4' 1" (1.45m x 1.24m)

Tiled effect flooring, double glazed window to the side, low level WC, pedestal wash hand basin, extractor fan and chrome heated towel rail.

Kitchen/Diner/Lounge

24' 5" x 21' 7" (7.44m x 6.58m)

Very large, open plan room, perfect for entertaining, with a full wall of double glazed windows to the side, floor to ceiling double glazed windows to the front, carpet flooring in the lounge, wood effect flooring in the kitchen, two radiators, spot lights, eye and base level units in white with grey wood effect and black stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer, washing machine and oven with electric hob and extractor hood.

Landing

6' x 3' (1.83m x 0.91m)

Carpet flooring and doors to all bedrooms.

Master Bedroom

24' 4" x 9' 5" max (7.42m x 2.87m max)

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

En Suite

9' 4" x 6' 5" (2.84m x 1.96m)

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

Bedroom Two

24' 4" x 9' 7" (7.42m x 2.92m)

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

En Suite

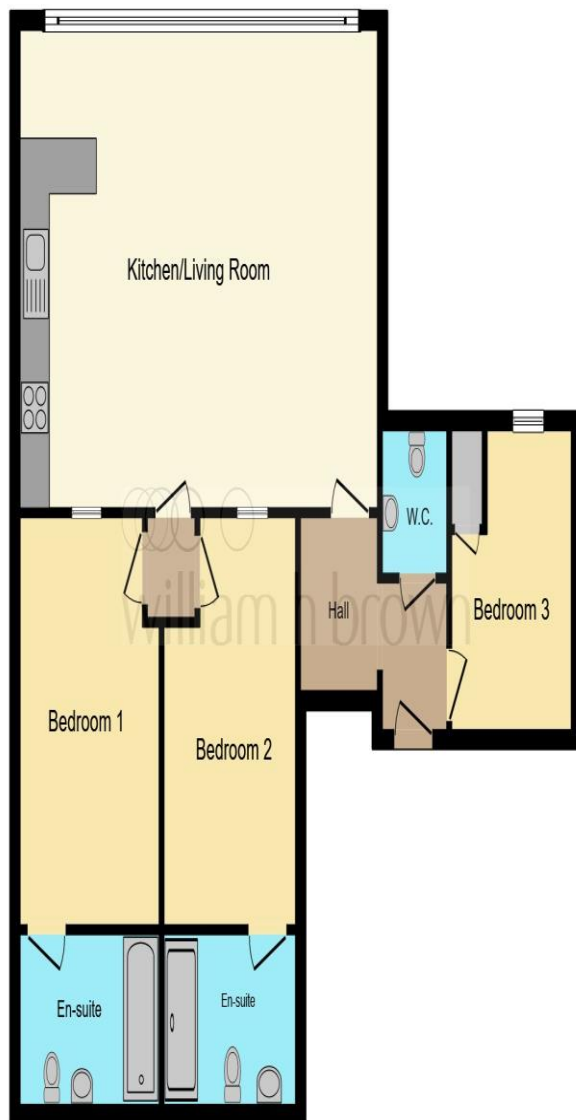
9' 7" x 6' 5" (2.92m x 1.96m)

Low level WC, pedestal wash hand basin, a shower with glass enclosure and panelled splashback, chrome heated towel rail, tiled effect flooring, extractor fan and spot lights.

Bedroom Three

9' 3" max x 10' 7" (2.82m max x 3.23m)

Double glazed window to the side, carpet flooring, one radiator and an airing cupboard.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- No onward chain
- Three double bedrooms
- Two en suite's & seperate cloakroom
- Large, open plan kitchen/diner/lounge
- Two secure, gated, allocated parking spaces

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2835.57

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



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Property Ref:

IPS120216 - 0003

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk