

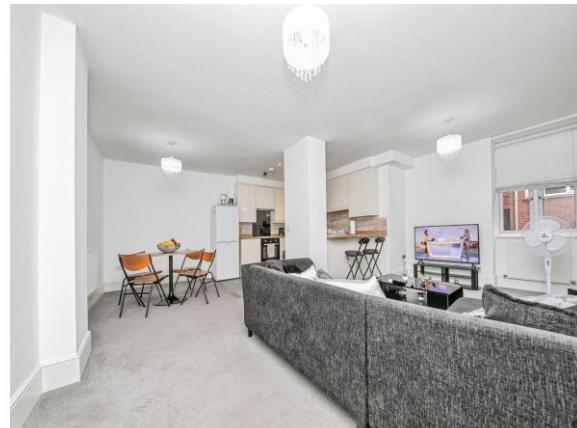


**Flat 1 Queen Street, Ipswich, IP1 1SW**

**welcome to**

## **Flat 1 Queen Street, Ipswich**

\*GUIDE PRICE £130,000-£140,000\* Spacious, contemporary, two bedroom apartment, boasting a large kitchen/diner/lounge which is perfect for entertaining, two double bedrooms and two bathrooms.



## **Entrance Hall**

Carpet flooring, two large storage cupboards, one of which houses the boiler, an entry phone system, carpet runner and one radiator.

## **Kitchen/Diner/Lounge**

20' 2" max x 18' 4" ( 6.15m max x 5.59m )

Perfect for entertaining guests, this open plan, spacious room boasts a range of eye and base level units in handle less high gloss cream with wood effect worktop surfaces, a ceramic white one and a half bowl sink with drainer and chrome taps, a tiled splashback, an integrated oven with electric hob and extractor hood, spotlights, a breakfast bar, vinyl flooring and space for a fridge freezer and washing machine,

## **Bedroom One**

11' 2" x 8' 3" ( 3.40m x 2.51m )

Double glazed window to the side, one radiator, carpet flooring and telephone point.

## **En Suite**

Part tiled walls, grey tiled effect flooring, a double shower with glass enclosure, low level WC, pedestal wash hand basin, extractor fan and chrome heated towel rail.

## **Bedroom Two**

8' 6" x 11' 3" ( 2.59m x 3.43m )

Double glazed window to the side, one radiator, carpet flooring and telephone point.

## **Bathroom**

7' 3" x 7' 9" ( 2.21m x 2.36m )

Low level WC, pedestal wash hand basin, bath with corner tap, chrome heated towel rail, grey vinyl tiled effect flooring and an extractor fan.



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welcome to

## Flat 1 Queen Street, Ipswich

- Two double bedrooms
- En suite to master bedroom
- Open plan living & dining area
- Popular Town Centre location
- No lift

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1404.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 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

**£130,000 - £140,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
IPS120456 - 0005

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 william h brown



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