



Patteson Road, Ipswich, IP3 0BB

welcome to

Patteson Road, Ipswich

This well-presented, 7th floor apartment benefits from a large lounge with a balcony and Marina views, a seperate kitchen, a seperate bathroom, an en suite to the master bedroom and one allocated parking space.



Entrance Hall

10' 9" x 6' 2" max (3.28m x 1.88m max)

A double airing cupboard, carpet flooring and spot lights.

Lounge

16' 5" x 12' 4" (5.00m x 3.76m)

Stunning lounge with double glazed, floor to ceiling windows to the side, overlooking the Marina, sliding doors to the balcony, carpet flooring, one electric radiator, TV point and an opening leading to the kitchen.

Balcony

Marina and river views, a glass balustrade and composite decking in grey.

Kitchen

12' 2" x 6' 8" (3.71m x 2.03m)

Grey tiled effect flooring, eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a washing machine and fridge/freezer, spot lights and an opening to the lounge.

Master Bedroom

16' 6" x 13' max (5.03m x 3.96m max)

Large master suite with double glazed window to the side, carpet flooring, a triple fitted wardrobe with mirrored inserts, one electric radiator, TV point and a door to the en suite.

En Suite

6' 9" x 5' 4" (2.06m x 1.63m)

A shower with glass enclosure, low level WC, wash hand basin with marble surface, part tiled walls, extractor fan, a heated towel rail and spot lights.

Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m)

Double bedroom with carpet flooring, double glazed window to the side and one electric radiator.

Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

Enclosed WC with matching wash hand basin, tiled splashback and a marble surface, a bath with shower attachment, chrome heated towel rail, extractor fan, spot lights and partially tiled walls.

Parking

One allocated, underground, secured, gated, parking space and visitors parking permit available.



view this property online williamhbbrown.co.uk/Property/IPS120655



welcome to

Patteson Road, Ipswich

- 7th floor apartment with Marina views
- Two double bedrooms
- Large lounge with balcony
- Seperate kitchen
- Bathroom & en suite to the master suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2617.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120655



Property Ref:
IPS120655 - 0004

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



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



williamhbrown.co.uk