

**Stoke Street, Ipswich IP2 8BX** 



## welcome to

# **Stoke Street, Ipswich**

This well-presented, first floor, one bedroom apartment is situated in Ipswich Town Centre and has tenants in situ, making this property the perfect investment opportunity.













#### **Entrance Hall**

Wood effect flooring.

### Kitchen/Lounge

16' 2" x 10' 3" ( 4.93m x 3.12m )

Open plan room with sash window to the front, wood effect flooring throughout, one radiator, eye and base level units in wood with marble effect worktop surfaces, fitted down lighters, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood and space for a washing machine and fridge/freezer.

#### **Bathroom**

6' 9" x 6' 8" ( 2.06m x 2.03m )

Low level WC, pedestal wash hand basin, a bath with shower attachment, part tiled walls, tiled effect flooring, one radiator and extractor fan.

#### **Master Bedroom**

12' 6"  $\times$  10' 2" (  $3.81 \, \text{m} \times 3.10 \, \text{m}$  ) Sash window to the rear, wood effect flooring and one radiator.





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## **Stoke Street, Ipswich**

- Tenants in situ, paying £650 pcm
- Good condition throughout
- Open plan kitchen/lounge
- Short walk to Ipswich Marina & Train Station
- Ipswich Town Centre location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

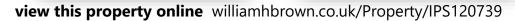
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £85,000





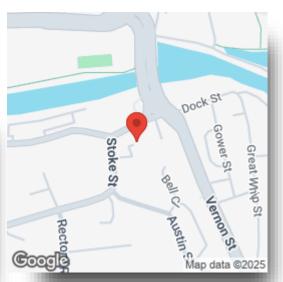






Property Ref: IPS120739 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.



Please note the marker reflects the postcode not the actual property





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