



Alnesbourn Crescent, Ipswich, IP3 9GD

welcome to

Alnesbourn Crescent, Ipswich

This well-presented, first floor apartment benefits from two, large double bedrooms, both with built in wardrobes, a seperate kitchen, a beautiful balcony with pleasant views, one allocated parking space and a COMPLETE ONWARD CHAIN!



Entrance Hall

Wood effect flooring, one electric radiator, an entry phone system and an airing cupboard.

Lounge

18' 7" x 11' 6" (5.66m x 3.51m)

Double glazed window to the front, a French door leading to the balcony, carpet flooring, one electric radiator, TV point and an opening leading to the kitchen.

Balcony

9' 9" x 4' 2" (2.97m x 1.27m)

Tiled flooring, a balustrade and pleasant views across greenery.

Kitchen

8' 8" x 8' 8" (2.64m x 2.64m)

Double glazed window to the front, tiled effect flooring, eye and base level units in white with marble effect worktop surfaces, a sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated oven with electric hob and extractor hood and space for a washing machine and fridge/freezer.

Master Bedroom

15' 9" x 9' 8" max (4.80m x 2.95m max)

Two double glazed windows to the front, carpet flooring, one electric radiator and a full wall of built in sliding wardrobes.

Bedroom Two

9' 6" x 8' 8" (2.90m x 2.64m)

Double glazed window to the rear, one electric radiator and a full wall of built in sliding wardrobes.

Bathroom

11' 6" x 9' 5" max (3.51m x 2.87m max)

Large, four piece bathroom with an enclosed WC with matching vanity sink and fitted double cabinet, a walk in shower with handle less glass enclosure and tiled splashback, a bath with shower attachment, black sparkle tiled flooring, one electric radiator, extractor fan, double glazed window to the front and part tiled walls.

Parking

One allocated parking space.



view this property online williamhbrown.co.uk/Property/IPS120793



welcome to

Alnesbourn Crescent, Ipswich

- Complete onward chain
- Two large double bedrooms
- Built in wardrobes to both bedrooms
- Balcony with pleasant views
- One allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1752.00

Ground Rent: 148.00

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

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120793



Property Ref:
IPS120793 - 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



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



williamhbrown.co.uk