



Elm Street, Ipswich, IP1 1EY

william
h brown

welcome to

Elm Street, Ipswich

This well-presented, one bedroom, first floor apartment is situated in a prime Town Centre location and would make an excellent First Time Buy or rental opportunity, benefiting from a large, open plan kitchen/lounge/diner and lift access. NO ONWARD CHAIN!

Entrance Hall

Large, spacious entrance hall with wood effect flooring, spot lights, one radiator and wall hung lights.

Kitchen/Diner/Lounge

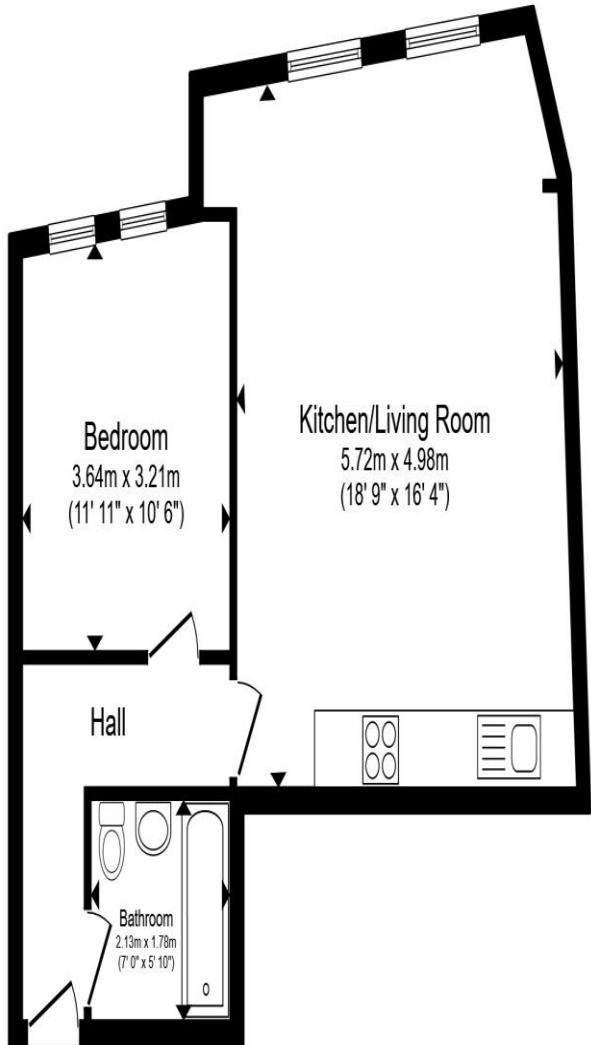
Open plan room, perfect for entertaining, with windows to the front, wood effect flooring throughout, two radiators, spot lights, space for a dining set, a study area and sofa set up, eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated dishwasher, space for a washing machine, TV point and an integrated oven with electric hob and extractor hood.

Master Bedroom

Two double glazed windows to the front, wood effect flooring, two radiators, TV point and spot lights.

Bathroom

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



Total floor area 50.4 m² (542 sq.ft.) approx

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.propertybox.io



**welcome to
Elm Street,
Ipswich**

- No onward chain
- Large, one bedroom apartment
- Large kitchen/diner/lounge
- First floor
- Lift access

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1387.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



view this property online williamhbrown.co.uk/Property/IPS120946



Property Ref:
IPS120946 - 0003

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.



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