



2 Mimas Way, Ipswich IP1 5EX


william
h brown

welcome to

2 Mimas Way, Ipswich

This stunning, ground floor apartment benefits from two double bedrooms, a beautiful, open plan kitchen/diner/lounge, a large bathroom, allocated parking, communal gardens and a bike store.

Entrance Hall

Two large storage cupboards, grey wood effect flooring and one radiator.

Kitchen/Lounge/Diner

Beautiful, open plan room with double glazed windows to the front and rear, carpet flooring to the lounge, grey wood effect flooring to the kitchen, one radiator, TV point, eye and base level units in high gloss white with concrete effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a boxed in boiler, an integrated oven with electric hob and extractor hood, an integrated fridge freezer and washer dryer.

Master Bedroom

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Two

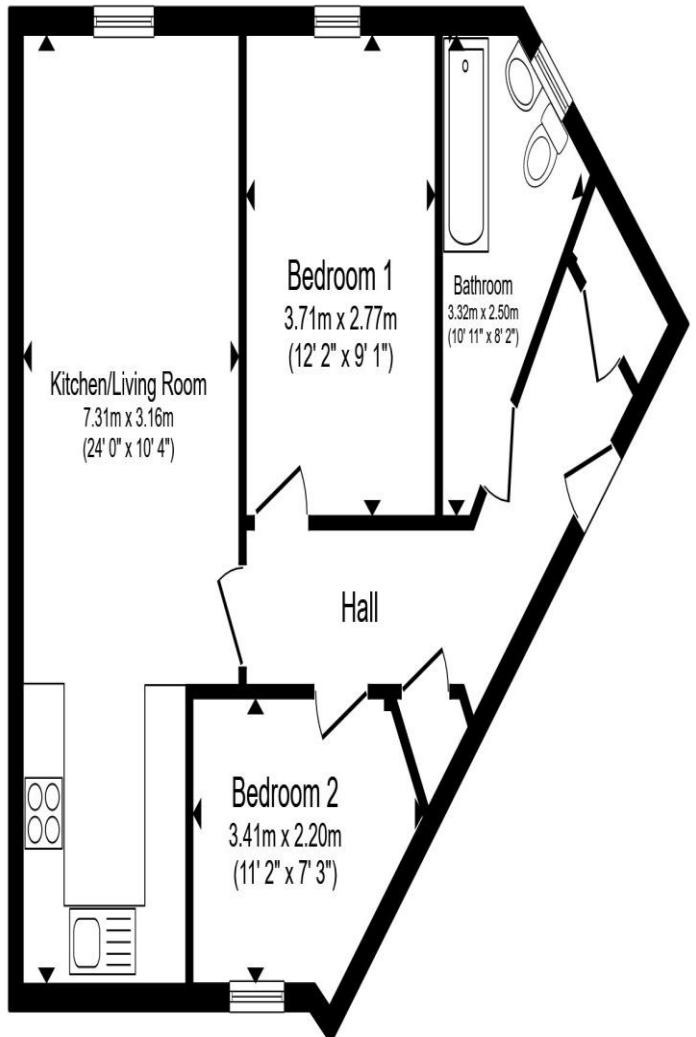
Double glazed window to the rear, carpet flooring, TV point and one radiator.

Bathroom

Enclosed WC with tiled splashback, wash hand basin, a bath with shower attachment and glass screen, part tiled walls, tiled flooring, extractor fan, spot lights, chrome heated towel rail and double glazed window to the front.

Parking

Allocated parking to the front.



Total floor area 54.4 m² (586 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



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**2 Mimas Way,
Ipswich**

- No onward chain
- Two double bedrooms
- Open plan kitchen/diner/lounge
- Large bathroom
- Allocated parking to the front

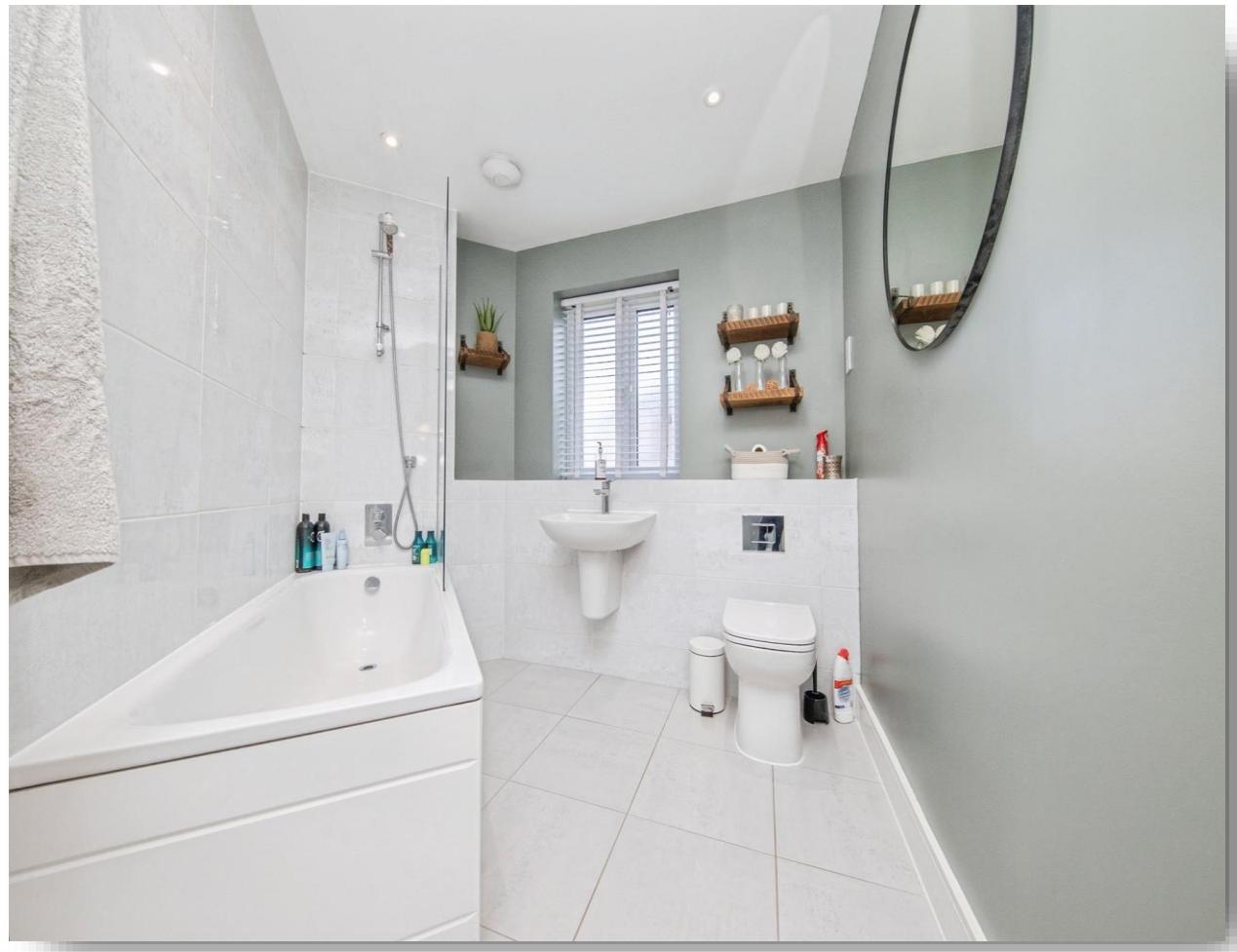
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1790.00

Ground Rent: 155.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2019.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£170,000



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Property Ref:
IPS118947 - 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.

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