

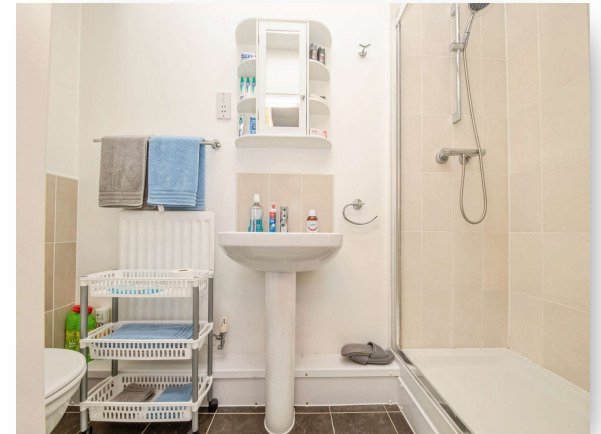


Bramley Hill, Ipswich IP4 2AE

welcome to

Bramley Hill, Ipswich

This well-presented apartment is located close to Ipswich Town Centre and benefits from two bedrooms, an open plan kitchen/diner/lounge, an en suite, a separate bathroom and a car port.



Entrance Hall

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

Kitchen/Lounge/Diner

Open plan room with double glazed windows to the front and rear, wood effect flooring, spot lights, two radiators, TV point, eye and base level units in wood effect with granite effect worktop surfaces, an integrated fridge/freezer, an integrated oven with electric hob and extractor hood, a wall mounted boiler, space for a washing machine, a stainless steel sink plus drainer and chrome mixer tap.

Master Bedroom

Carpet flooring, one radiator, double glazed window to the front and a door to the en suite.

En Suite

Tiled effect flooring, spotlights, a shower with glass enclosure, double glazed window to the front, part tiled walls, one radiator, shaver point, double glazed window to the front, low level WC and wash hand basin.

Bedroom Two

Carpet flooring, one radiator and double glazed window to the front.

Shower Room

Wood effect flooring, spotlights, one radiator, double glazed window to the rear, partly tiled walls, shaver point, extractor fan, a shower with glass enclosure, wash hand basin and enclosed WC.

Parking

Private car port, providing one parking space.



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welcome to

Bramley Hill, Ipswich

- INVESTORS ONLY
- Tenant in situ
- Two bedrooms
- En suite & separate bathroom
- Open plan kitchen/diner/lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 200.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. 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

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS121479 - 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