



Rapier Street, Ipswich, IP2 8JS

welcome to

Rapier Street, Ipswich

This well-presented, 2nd floor apartment benefits from two double bedrooms, a stylish lounge, a balcony, a modern bathroom and one secure, allocated, underground parking space.

Entrance Hall

Large entrance hall with wood effect flooring, under floor heating, a double airing cupboard, a storage cupboard and entry phone system.

Lounge

Stylish lounge with double glazed window to the front, a sliding door to the balcony, wood effect flooring, under floor heating, TV point, a wall papered wall and an open archway to the kitchen.

Balcony

A glass balustrade and space for a small table and chairs.

Kitchen

Eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge freezer, space for a washing machine, tiled splash back, spot lights, under floor heating, double glazed window to the front and an open archway to the lounge,

Master Bedroom

Double glazed window to the front, wood effect flooring and under floor heating.

Bedroom Two

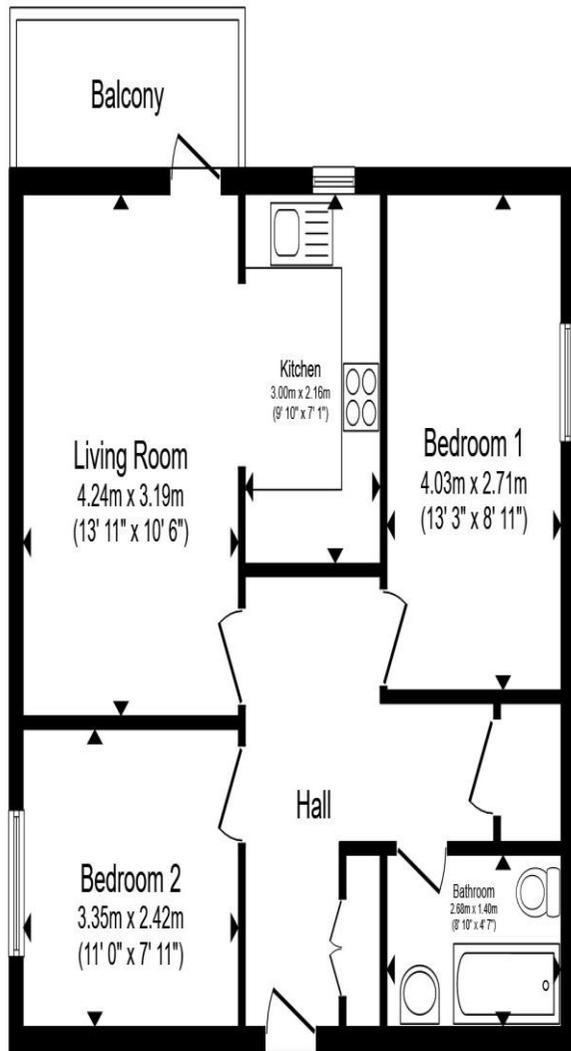
Double glazed window to the side, wood effect flooring and under floor heating.

Bathroom

Low level WC, a bath with waterfall showerhead, shower attachment and glass screen, vanity sink, tiled flooring, part tiled walls, chrome heated towel rail, extractor fan and spot lights.

Parking

One secure, allocated, underground parking space.



Total floor area 56.5 m² (608 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
Rapier Street,
Ipswich

- 2nd floor apartment
- Tenant in situ paying £900 pcm
- Managed Freehold
- Two double bedrooms
- Balcony

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 3872.60
Ground Rent: 700.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



view this property online williamhbrown.co.uk/Property/IPS121030



Property Ref:
IPS121030 - 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.

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