

St Edmund House, Rope Walk, Ipswich, IP4 1NF

welcome to

St Edmund House, Rope Walk, Ipswich

This spacious, 2nd floor apartment benefits from three double bedrooms, a large, open plan kitchen/diner/lounge, two en suite's, a seperate cloakroom and two secure, gated, allocated parking spaces.













Entrance Hall

7' 6" x 6' 2" (2.29m x 1.88m)

Carpet flooring, an entry phone system and a fitted mat.

Cloakroom

4' 9" x 4' 1" (1.45m x 1.24m)

Tiled effect flooring, double glazed window to the side, low level WC, pedestal wash hand basin, extractor fan and chrome heated towel rail.

Kitchen/Diner/Lounge

24' 5" x 21' 7" (7.44m x 6.58m)

Very large, open plan room, perfect for entertaining, with a full wall of double glazed windows to the side, floor to ceiling double glazed windows to the front, carpet flooring in the lounge, wood effect flooring in the kitchen, two radiators, spot lights, eye and base level units in white with grey wood effect and black stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer, washing machine and oven with electric hob and extractor hood.

Landing

6' x 3' (1.83m x 0.91m)

Carpet flooring and doors to all bedrooms.

Master Bedroom

24' 4" x 9' 5" max (7.42m x 2.87m max)

Internal window to the kitchen, carpet flooring, one radiator and a door leading to the en suite.

En Suite

9' 4" x 6' 5" (2.84m x 1.96m)

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

Bedroom Two

24' 4" x 9' 7" (7.42m x 2.92m)

Internal window to the kitchen, carpet flooring, one radiator and a door leading to the en suite.

En Suite

9' 7" x 6' 5" (2.92m x 1.96m)

Low level WC, pedestal wash hand basin, a shower with glass enclosure and panelled splashback, chrome heated towel rail, tiled effect flooring, extractor fan and spot lights.

Bedroom Three

9' 3" max x 10' 7" (2.82m max x 3.23m)

Double glazed window to the side, carpet flooring, one radiator and an airing cupboard.





welcome to

St Edmund House, Rope Walk, Ipswich

- No onward chain
- Three double bedrooms
- Two en suite's & seperate cloakroom
- Large, open plan kitchen/diner/lounge
- Two secure, gated, allocated parking spaces

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2835.57

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000 - £180,000







view this property online williamhbrown.co.uk/Property/IPS120216

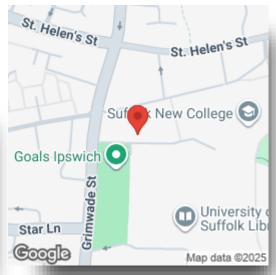


Property Ref: IPS120216 - 0004

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 quidance 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.





Please note the marker reflects the postcode not the actual property





01473 226101



Ipswich@williamhbrown.co.uk



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

williamhbrown.co.uk

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.