



Pownall Road, Ipswich IP3 0DJ

welcome to

Pownall Road, Ipswich

This well-presented, 2nd floor apartment benefits from a lounge with separate kitchen, master bedroom with en suite, a separate bathroom and allocated parking.

Lounge

Carpet flooring, one electric radiator, French doors to the Juliet balcony, double glazed window to the front, an opening to the kitchen and a door to the hall.

Kitchen

Tiled effect flooring, eye and base level units in wood effect with stone effect worktop surfaces, an integrated oven with electric hob and extractor hood, an integrated dishwasher, tiled splashback, space for a fridge/freezer and washing machine, a stainless steel sink plus drainer and chrome flexi mixer tap.

Master Bedroom

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

En Suite

Bedroom Two

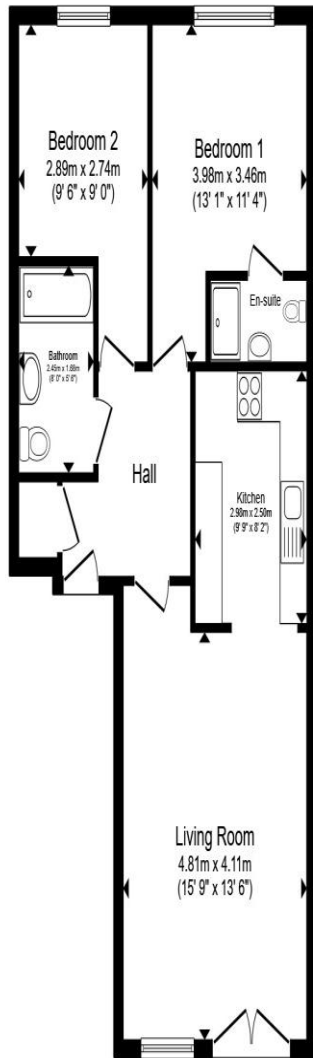
Double glazed window to the rear, carpet flooring and one electric radiator.

Bathroom

Wood effect flooring, enclosed WC, wash hand basin and a bath with overhead shower and glass screen.

Parking

One allocated parking space.



Total floor area 64.2 m² (691 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
Pownall Road,
Ipswich

- 2nd floor apartment
- Two bedrooms
- Lounge with Juliet balcony
- En suite & separate bathroom
- Allocated parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1498.00
Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006.
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
£120,000



view this property online williamhbrown.co.uk/Property/IPS121012



Property Ref:
IPS121012 - 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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