



**Rushbrook Mill, Paper Mill Lane, Bramford, Ipswich, IP8 4BF**



**welcome to**

**Rushbrook Mill, Paper Mill Lane, Bramford, Ipswich**

First floor apartment, within this attractive converted former Mill, with an open plan kitchen/lounge, one bedroom, one bathroom and NO ONWARD CHAIN! Viewing recommended!



### **Hallway**

15' x 3' 1" ( 4.57m x 0.94m )

Wood effect flooring, one electric radiator, doors to all rooms and an entry phone system.

### **Bedroom One**

14' 1" x 12' ( 4.29m x 3.66m )

Velux window, a further sash window to the side, one electric radiator, a blocked up door to the hall and two built in wardrobes with shelving.

### **Shower Room**

5' x 8' 11" ( 1.52m x 2.72m )

Tiled effect flooring, low level WC, a corner shower with glass enclosure, a wash hand basin, an internal frosted glass window and a cupboard housing the hot water tank.

### **Kitchen/Lounge**

14' 1" x 17' 1" ( 4.29m x 5.21m )

Sloped ceiling, wood effect flooring, eye and base level units in wood with black worktop surfaces, a fitted extractor hood, a stainless steel sink plus drainer and chrome mixer tap, space for a washing machine, oven and fridge/freezer, three sash windows and an internal frosted glass window.



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## Rushbrook Mill, Paper Mill Lane, Bramford, Ipswich

- EPC rating = D
- No onward chain
- One bedroom apartment
- Open plan kitchen/lounge
- One bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £70,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPS120284 - 0005

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