



**Apollo House, Sheldrake Drive, Ipswich, IP2 9LH**

**welcome to**

## **Apollo House, Sheldrake Drive, Ipswich**

This ground floor flat has a tenant in situ and benefits from two bedrooms, a lounge with sliding doors to the communal garden, a separate kitchen, access to communal gardens and residents parking.

### **Entrance Hall**

Carpet flooring and five storage cupboards.

### **Lounge**

Carpet flooring, sliding doors to the communal garden, a ceiling fan and one radiator.

### **Kitchen**

Tiled flooring, space for all appliances, a wall mounted gas fired boiler, eye and base level units in wood effect with stone effect worktop surfaces, tiled splashback, a stainless steel sink plus drainer and chrome mixer tap and double glazed window to the rear.

### **Master Bedroom**

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

### **Bedroom Two**

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

### **Bathroom**

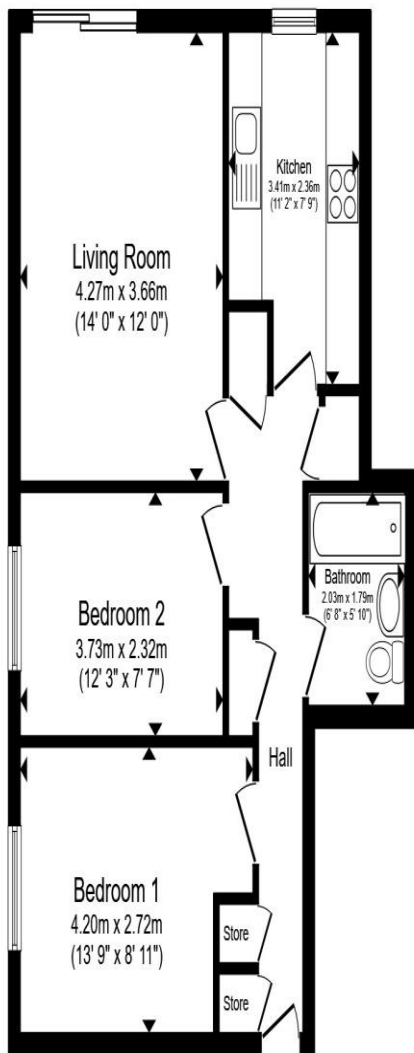
Tiled effect flooring, a bath with overhead shower, low level WC, pedestal wash hand basin with storage underneath, part tiled walls and one radiator.

### **Communal Garden**

Private, sun trap garden with enclosed hedging, which wraps around the entire block. Accessed from the lounge in this apartment.

### **Parking**

Residents parking.



Total floor area 56.7 m<sup>2</sup> (610 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](http://www.propertybox.io)



**welcome to**  
**Apollo House, Sheldrake Drive,**  
**Ipswich**

- INVESTORS ONLY - Tenant in situ
- Ground floor flat
- Two bedrooms
- Lounge with sliding doors to the communal garden
- Residents parking

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: A Service Charge: 1320.00  
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Oct 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£125,000**



**view this property online** [williamhbrown.co.uk/Property/IPS121349](http://williamhbrown.co.uk/Property/IPS121349)



Property Ref:  
IPS121349 - 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](mailto:ipswich@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)