Auster Way | Martlesham Heath | Ipswich | IP5 4AL

Asking Price £195,000

NICHOLAS
ESTATES

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An extremely well presented one double bedroom top floor flat on the Brightwell Lakes development situated in Martlesham Heath. The accommodation comprises, entrance hall, double bedroom with built in wardrobe, bathroom, open plan living area and kitchen. The property is light, bright and airy, with dual aspect double windows to the living area. The property benefits two allocated parking spaces and a EV charging point, air source heat pump for hot water and uPvc double glazed windows throughout.

- Brightwell Lakes Development
- One Double Bedroom
- Open Plan Living Area & Kitchen
- Two Parking Spaces & EV Charging Point
- 9 Nears NHBC Remaining

## Entrance Hall

Entrance door, airing cupboard, Karndean wood effect flooring, loft access, recessed spot lights, phone entry system, doors to;

## Bedroom

12'3 max x 10'9 max (3.73m max x 3.28m max)
Two rear aspect double glazed windows, carpet, electric panel heater and built in wardrobe.

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### Bathroom

Low level flush w/c, hand wash basin, heated towel rail, tile effect flooring, panelled bath with tiled surround and shower over, part tiled walls and extractor fan.

### Living Area

16 x 15'7 (4.88m x 4.75m)

Two front aspect double windows, two electric panel heaters, eves storage and Karndean wood effect flooring, open to;

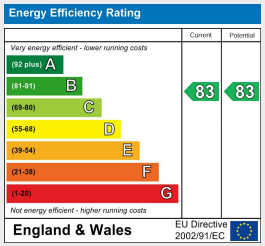
### Kitchen

8'7 x 8'2 (2.62m x 2.49m)

Two side aspect double glazed windows, Karndean wood effect flooring, electric oven, electric hob with extractor hood over, recessed spot lights, integral fridge/freezer, washing machine and slimline dish washer.

Council Tax Band **A**

EPC Rating **B**

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