



**Demoiselle Crescent, Ipswich, IP3 9UE**

**welcome to**

## **Demoiselle Crescent, Ipswich**

This well-presented, 1st floor apartment benefits from two bedrooms, a lounge/diner with Juliet balcony, a separate kitchen, one allocated parking space and NO ONWARD CHAIN!

### **Entrance Hall**

Grey wood effect flooring, one storage radiator and a storage cupboard.

### **Lounge/Diner**

Double glazed windows to the front and side, grey wood effect flooring, one radiator, TV point, an opening to the kitchen and a Juliet balcony to the front.

### **Kitchen**

Double glazed window to the side, eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled effect flooring, an integrated oven with electric hob, space for appliances, tiled splashback and an opening to the lounge.

### **Master Bedroom**

Double glazed window to the front, grey wood effect flooring and one electric radiator.

### **Bedroom Two**

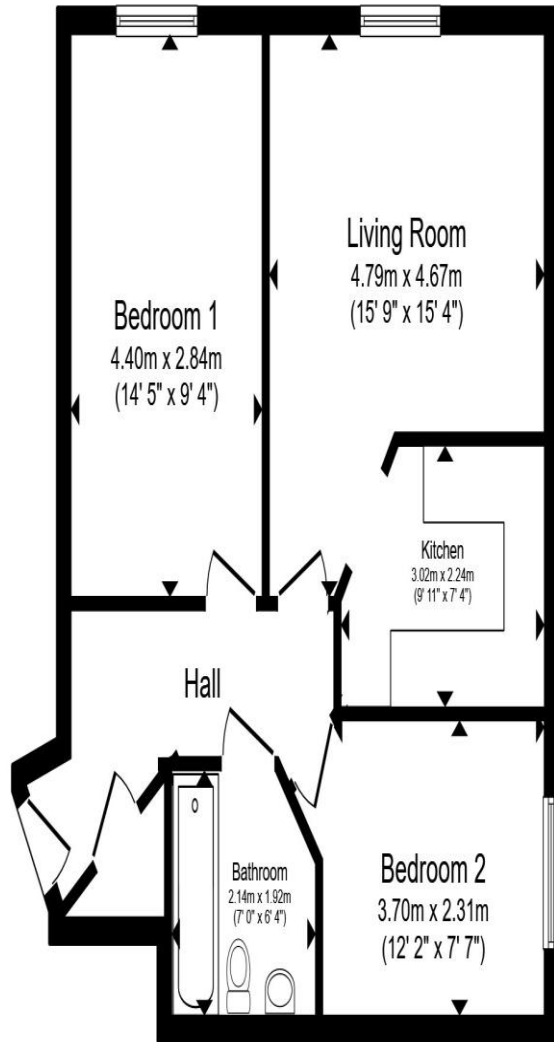
Double glazed window to the side, grey wood effect flooring and one electric radiator.

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with overhead shower, part tiled walls, tiled effect flooring, extractor fan and a white heated towel rail.

### **Parking**

One allocated parking space.



Total floor area 53.2 m<sup>2</sup> (572 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)



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**Demoiselle Crescent,**  
**Ipswich**

- Property is vacant and ready for immediate occupation.
- No onward chain allowing for fast completion
- Separate kitchen
- Juliet balcony to the lounge
- One allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£125,000**



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Property Ref:  
IPS121097 - 0006

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