



St. Edmund House Rope Walk | | Ipswich | IP4 1NF

Offers In The Region Of

NICHOLAS
— ESTATES —

St. Edmund House Rope Walk |
Ipswich | IP4 1NF
Offers In The Region Of £110,000

| 1 Bedroom | No Onward Chain | Allocated Parking | 1st Floor |
Modern Fixtures and Fittings |

- 1st Floor Apartment
- No Onward Chain
- Allocated Parking Space
- Secure Fob Entry
- Central Heating
- Spacious Communal Hallways

Kitchen

1'2"x0'8"x0'0" (4.37x2.58x0.00)

Open plan with Living room, there is a range of base and eye level cupboards, and drawers, stainless steel sink, integrated fridge/freezer, electric hob, oven and extractor fan. space and plumbing for Washing machine.

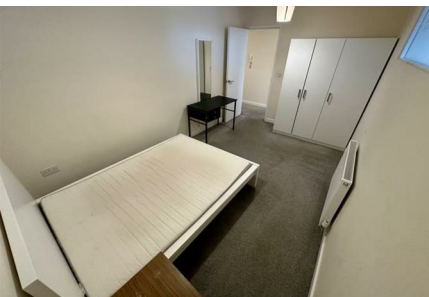
Bedroom

1'3"x0'9"x0'0" (4.42x2.70x0.00)

Side aspect window through to living area, carpet flooring, radiator.



No Onward Chain - Beagle Property are pleased to bring to the market this 1 bedroom property located within the St. Edmund House building. With secure entrance, lift and stairs to all floors, the internal property layout comprises; Hallway, Bedroom, Ba



Living Room

1'2"x0'10"x0'0" (4.37x2.90x0.00)

Rear aspect double glazed window, carpet flooring, and radiator, open plan with the kitchen.

Bathroom

0'9"x0'9"x0'0" (2.89x2.78x0.00)

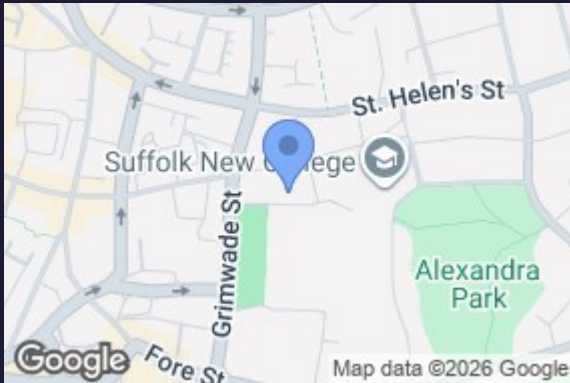
(Maximum Measurement - L Shape) Bath with mixer shower attached, vinyl flooring, handwash basin with tiled splashback, w/c, heated towel rail, and extractor fan.

Parking

There is a secure allocated parking space included with the property and service charge, which is accessed to the rear of the building.

Entrance

Secure fob entry from street side into building, and lift and stairs to all floors. Once at the property, the hallway entrance has carpet flooring, airing cupboard with Water Tank, and intercom telephone.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Council Tax Band A EPC Rating C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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