



Simon House, St. Marys Road, Ipswich, IP4 4SP

welcome to

Simon House, St. Marys Road, Ipswich

This modern, ground floor flat is situated within the beautiful St Mary's development, is surrounded by woodland and benefits from a separate lounge and kitchen, one bedroom and one allocated parking space.

Entrance Hall

Wood effect flooring, an airing cupboard, an entry phone system and a fuse board.

Lounge/Diner

Spacious lounge/diner with wood effect flooring throughout, double glazed window to the rear, one electric heater, TV point and an additional storage radiator.

Kitchen

Eye and base level units in white with granite effect worktop surfaces, a sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, cream tiled splashback and wood effect flooring throughout.

Master Bedroom

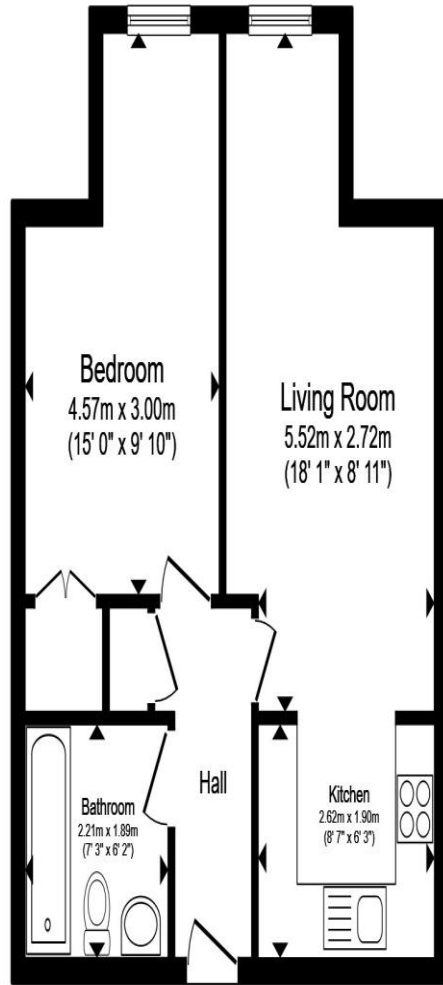
Double glazed window to the rear, one electric radiator, a built in wardrobe and carpet flooring.

Bathroom

Tiled flooring, a panel heater, shaver point, a bath with shower attachment and glass screen, low level WC, wash hand basin and partially tiled walls.

Parking

One allocated parking space.



Floor Plan

Total floor area 43.3 m² (466 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



welcome to
**Simon House, St. Marys Road,
Ipswich**

- Modern ground floor flat
- Seperate lounge & kitchen
- One bedroom
- One allocated parking space
- Short walk to shops & amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2093.20

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



view this property online williamhbrown.co.uk/Property/IPS121134



Property Ref:
IPS121134 - 0005

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