



**Alnesbourn Crescent, Ipswich, IP3 9GD**

**welcome to**

## **Alnesbourn Crescent, Ipswich**

This well-presented, 2nd floor apartment benefits from two bedrooms, a light filled lounge, with Juliet balcony, a good size kitchen, an impressive master bedroom, with triple built in wardrobe and one allocated parking space.

### **Entrance Hall**

Carpet flooring, a storage cupboard, an airing cupboard, one storage radiator, loft hatch and an entry phone system.

### **Parking**

One allocated parking space.

### **Lounge/Diner**

Stunning, open plan lounge/diner, flooded with light via two double glazed windows to the front and a Juliet balcony to the side, carpet flooring, one electric radiator, one storage radiator, TV point and an open walkway leading to the kitchen.

### **Kitchen**

Double glazed window to the rear, Herringbone wood effect flooring, an open walkway leading to the lounge/diner, eye and base level units in wood with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine.

### **Master Bedroom**

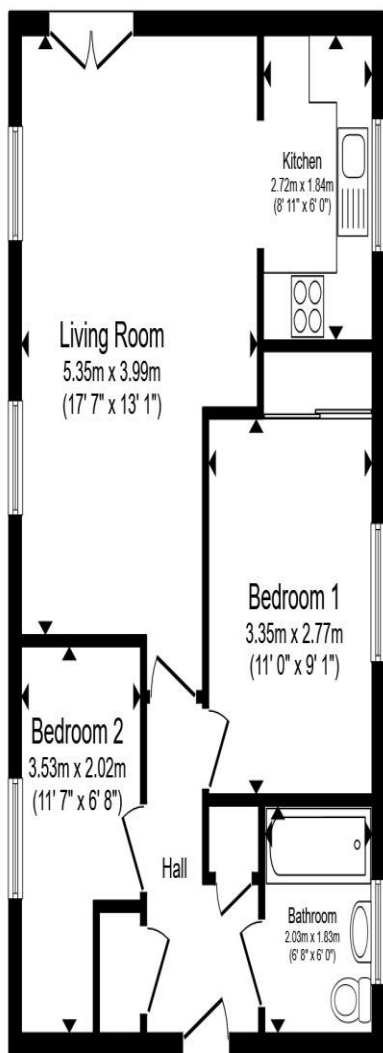
Double glazed window to the rear, carpet flooring, one electric radiator, TV point and a triple, built in, sliding wardrobe.

### **Bedroom Two**

Double glazed window to the front, carpet flooring and one electric radiator.

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with shower attachment, chrome heated towel rail, wood effect flooring, extractor fan, one electric heater, shaver point, double glazed window to the rear and part tiled walls.



Total floor area 52.9 m<sup>2</sup> (569 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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**Alnesbourn Crescent,**  
**Ipswich**

- No onward chain
- Light filled lounge with Juliet balcony
- Good size kitchen
- Impressive master bedroom
- One allocated parking space

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 1268.00  
Ground Rent: 150.00

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.

**£140,000**



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Property Ref:  
IPS121018 - 0003

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