



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

welcome to

Simon House, St. Marys Road, Ipswich

This well-presented, one bedroom flat is surrounded by woodland and benefits from modern finishes throughout, lift access, one allocated parking space and NO ONWARD CHAIN!

Entrance Hall

An airing cupboard, wood effect flooring, one electric radiator and an entry phone system.

Lounge/Diner

Double glazed window to the rear, with views across woodland, wood effect flooring, one electric radiator, an additional storage radiator, TV point and an opening to the kitchen.

Kitchen

Eye and base level units in wood with stone effect worktop surfaces, an integrated oven with electric hob and extractor hood, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback and an opening to the lounge.

Master Bedroom

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

Bathroom

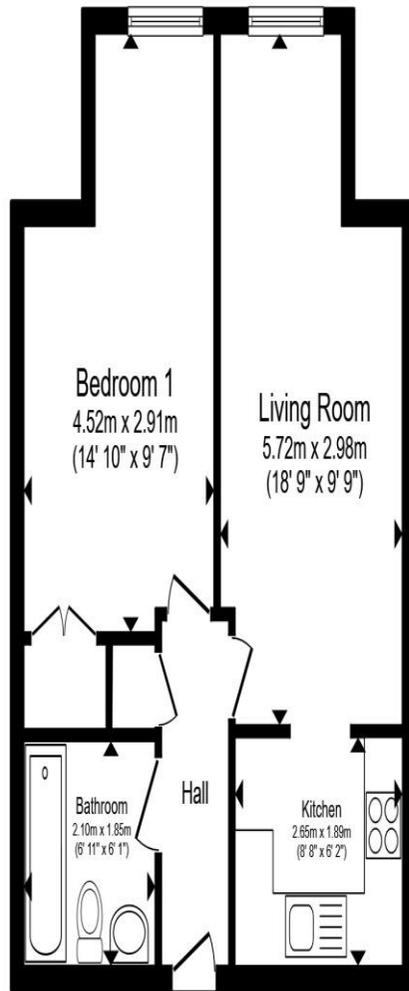
Low level WC, pedestal wash hand basin, a bathe with overhead shower, part tiled walls, tiled effect flooring, one electric radiator, shaver point and extractor fan.

Parking

One allocated parking space.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Floor plan

Total floor area 42.9 m² (461 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



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Ipswich

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- One bedroom
- Modern finishes throughout
- Lift access
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Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 2100.00
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.

£130,000



view this property online williamhbrown.co.uk/Property/IPS121083



Property Ref:
IPS121083 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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