



Rushbrook Mill Paper Mill Lane | Bramford | Ipswich | IP8 4BF

Guide Price £95,000

NICHOLAS
— ESTATES —

Rushbrook Mill Paper Mill Lane
| Bramford
Ipswich | IP8 4BF

BUY TO LET INVESTOR ONLY. 2 Bedroom 2nd floor flat situated in this converted building on the western outskirts of Ipswich.

- 2 Bedroom 2nd Floor Apartment
- Electric Heating
- Good access to A12/A14 Trunk Roads
- Buy to let Investment Opportunity
- On Site Parking
- Rental income of £700 PCM from March 1st 2024

Bedroom

41'3"x23'3"x0'0" (46.02x25.91x0.00)

Window to side, Electric heater, Built in Cupboard

Bedroom

30'4"x26'6"x0'0" (33.83x29.57x0.00)

Window to front, Electric heater



BUY TO LET INVESTOR
ONLY. 2 Bedroom 2nd floor
flat situated in this
converted building on the
western outskirts of Ipswich.
The flat is well presented
and benefits from Sealed
Unit Double Glazing and
Electric Heating, Open Plan
Living/



Living Room/Kitchen

57'2"x43'9"x0'0" (63.70x48.77x0.00)

2 Windows to side, Fitted Kitchen Units and worktops,
Space and plumbing for washing machine, Space for
Oven, Fitted Extractor Hood.

Outside

On site parking.

Entrance

Secure front entrance with stairs to all floors, On the
second floor front door from flat into hallway, Door
entry phone. Doors to

Shower Room

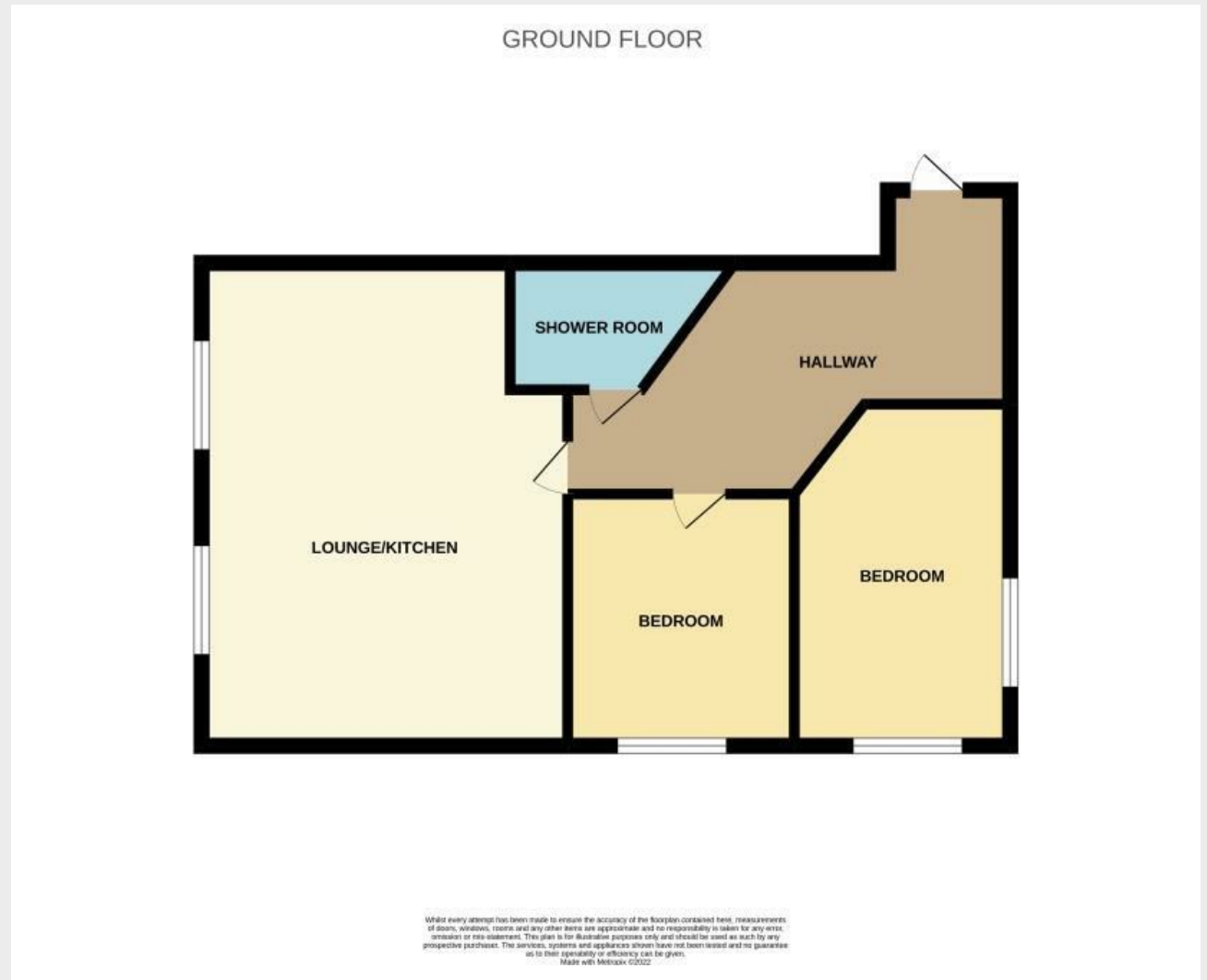
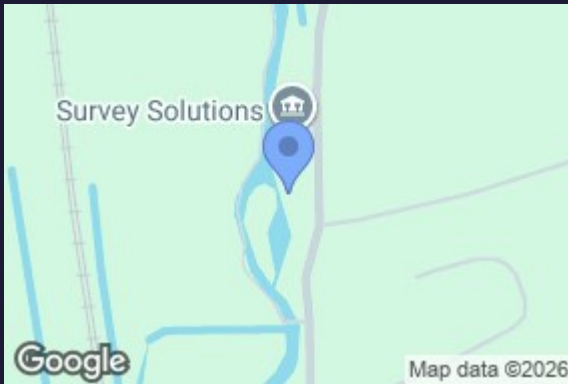
24'1"x16'5"x0'0" (26.82x18.29x0.00)

Shower Cubicle, Wc, Wash Basin. Built in Cupboard.
Glass Block Wall

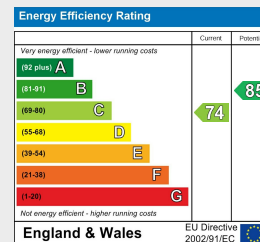
Agents Note

We are of the understanding that the yearly fees
breakdown as follows: Ground Rent - £400 Per
Annum Service Charge/Water - £2123 Per
Annum Building Insurance - £2519 Per Annum (Next
Invoice Expected March 2024) Please seek legal advice
to confirm





Council Tax Band A EPC Rating C



173 Hamilton Road
 Felixstowe
 Suffolk
 IP11 7DR
 01394 282828
felixstowe@yourhome.co.uk