



Demoiselle Crescent, Ipswich, IP3 9UE

welcome to

Demoiselle Crescent, Ipswich

This well-presented, 1st floor apartment benefits from two bedrooms, a lounge/diner with Juliet balcony, a separate kitchen, one allocated parking space and NO ONWARD CHAIN!

Entrance Hall

Grey wood effect flooring, one storage radiator and a storage cupboard.

Lounge/Diner

Double glazed windows to the front and side, grey wood effect flooring, one radiator, TV point, an opening to the kitchen and a Juliet balcony to the front.

Kitchen

Double glazed window to the side, eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled effect flooring, an integrated oven with electric hob, space for appliances, tiled splashback and an opening to the lounge.

Master Bedroom

Double glazed window to the front, grey wood effect flooring and one electric radiator.

Bedroom Two

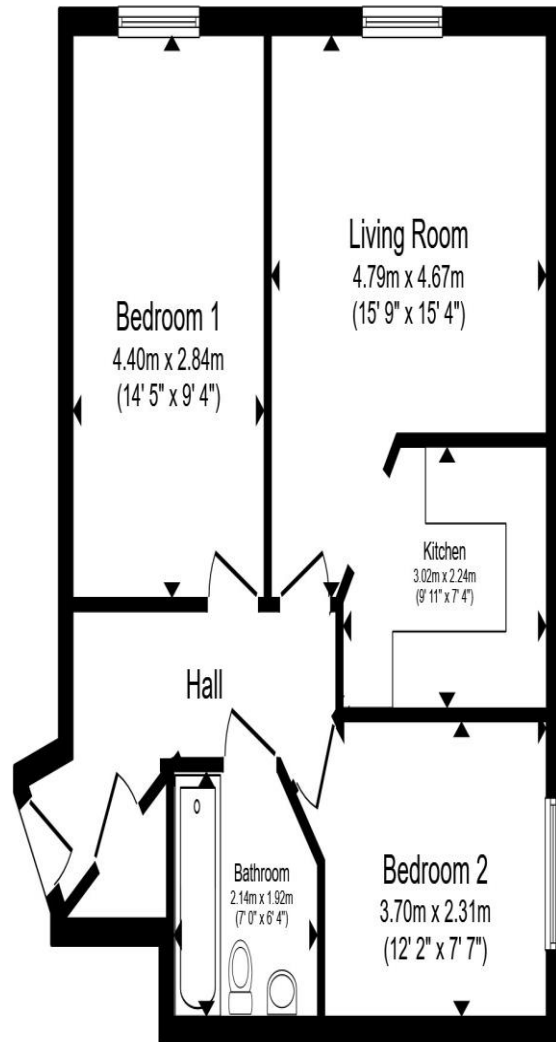
Double glazed window to the side, grey wood effect flooring and one electric radiator.

Bathroom

Low level WC, pedestal wash hand basin, a bath with overhead shower, part tiled walls, tiled effect flooring, extractor fan and a white heated towel rail.

Parking

One allocated parking space.



Total floor area 53.2 m² (572 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 Demoiselle Crescent, Ipswich

- Tenant in situ, paying £975 pcm
- No onward chain
- Seperate kitchen
- Juliet balcony to the lounge
- One allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



view this property online williamhbrown.co.uk/Property/IPS121097



Property Ref:

IPS121097 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk