

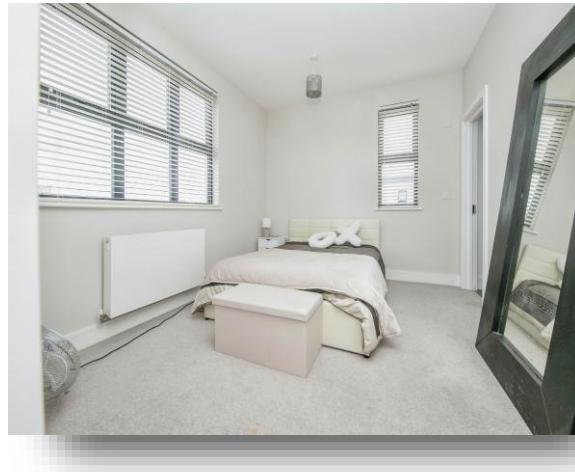


**Princes Street, Ipswich, IP1 1QU**

**welcome to**

## **Princes Street, Ipswich**

This stylish Penthouse apartment boasts two bedrooms, a kitchen/lounge/diner, an en suite, a seperate shower room, one secure, underground parking space and stunning panoramic views over Ipswich from the private terrace!



**Agents Note:**

Please note there is a £1600 annual Service Charge payable on this property to EWS, this includes Ground Rent.

**Communal Entrance Door**

Double communal entrance door with secure entry telephone system and keypad entry leading to entrance hall.

**Communal Hall**

Stairs leading to all floors, rear access to car park and central lift to all floors, including the penthouse level.

**Entrance Hall**

Entrance telephone system with doors leading to all rooms, a storage cupboard and wood effect flooring.

**Kitchen/Lounge/Diner**

19' 1" x 11' 1" ( 5.82m x 3.38m )

Bi-fold doors opening onto large terrace with panoramic views over Ipswich Town, reaching as far as the River Orwell, two further double glazed windows, one radiator, TV point, wood effect flooring throughout and space for a small dining table and chairs. The kitchen itself boasts eye and base level units in white with white speckled quartz worktop surfaces, a stainless steel sink with chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer, washing machine and dishwasher.

**Bedroom One**

15' x 8' 5" ( 4.57m x 2.57m )

Double glazed window to side, carpet flooring and one radiator.

**En-Suite**

Bath with overhead shower and glass screen, low level WC, wash hand basin with vanity storage, chrome ladder style towel rail, tiled splashbacks and wood effect flooring.

**Bedroom Two**

10' 1" x 9' 4" ( 3.07m x 2.84m )

Double glazed window to side, carpet flooring and one radiator.

**Shower Room**

Large shower with glass screen, waterfall showerhead and further shower attachment, tiled splashback, low level WC, wash hand basin with vanity storage, chrome ladder style towel rail and tiled flooring.

**Terrace**

Large decked terrace with galvanised black fencing and mounted glass tops, providing un-obsured views over Ipswich Town, ample room for alfresco dining and seating areas.

**Parking**

Rear access to one underground allocated parking space, with a secure key turn garage roller door.



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welcome to

## Princes Street, Ipswich

- Penthouse apartment
- Large terrace
- One allocated underground parking space
- En-suite & separate shower room
- Lift access

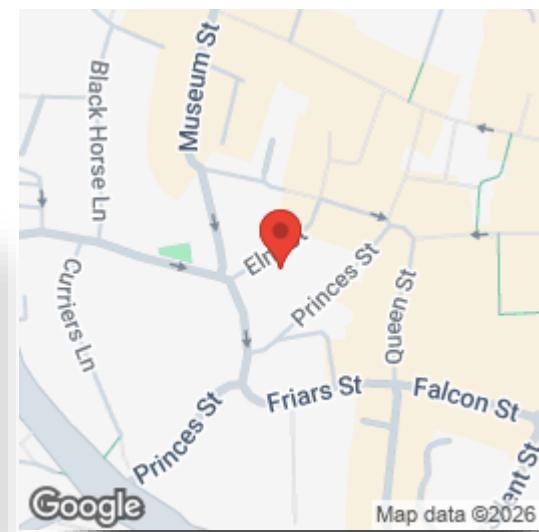
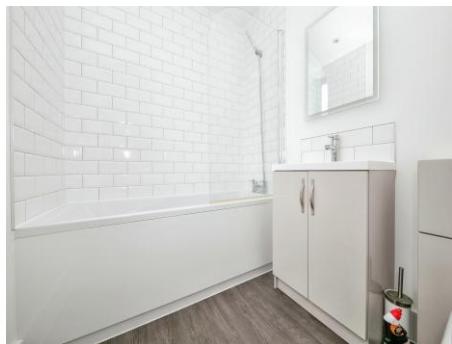
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £250,000



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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.



Property Ref:  
IPS120970 - 0004

 william h brown



**01473 226101**



ipswich@williamhbrown.co.uk



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)