

# KEYSTONE



Downham Boulevard, Ipswich, IP3 9UR

Offers In Excess Of £140,000

Modern Ground Floor Apartment

Lounge/Diner

Bathroom

Popular Location

Ideal First Time Buy

Two Bedrooms

Kitchen/Breakfast Room

Garden Terrace

Ideal Investment

No Onward Chain

# Downham Boulevard, Ipswich IP3 9UR

Welcome to this modern ground floor apartment located on the desirable Downham Boulevard. This impressive property boasts two well-proportioned bedrooms, making it an ideal choice for couples, or individuals seeking a comfortable living space.

As you enter, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside. The apartment features a contemporary design, with stylish finishes that enhance its appeal.

One of the standout features of this property is the delightful garden terrace, which provides a lovely outdoor space for enjoying the fresh air, or simply unwinding with a good book. It is a wonderful addition that extends your living area into the outdoors, perfect for those sunny days.

Additionally, the apartment benefits from off-road parking, a valuable convenience in this bustling area. This feature ensures that you have a secure and accessible place for your vehicle, adding to the overall ease of living in this property.



#### Front Entrance

Leading to hallway with electric heater and built-in airing cupboard.

#### Lounge/Diner

14'6 x 11'6

Window to front, French doors to side and electric heater.

#### Kitchen/Breakfast Room

12'6 x 11'1

Fitted with a range of base units and drawers with matching wall mounted cabinets, hob with extractor over, built-in oven, sink and drainer unit. space for washing machine and fridge freezer. built-in breakfast bar, window to front and electric heater.

#### Bedroom 1

10'7 x 9'5

Window to side, electric heater and built-in wardrobe.

#### Bedroom 2

11'1 x 6'9

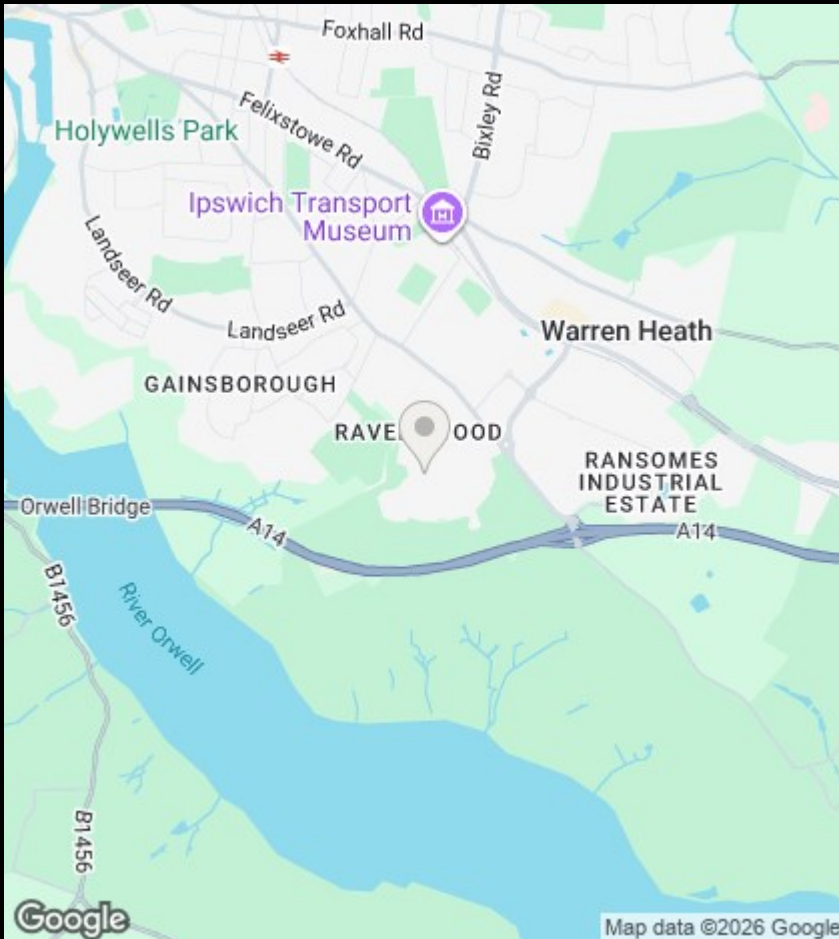
Window to side.

#### Bathroom

Fitted with a suite comprising of panelled bath with shower over, WC, handbasin, tiled splash backs and tiled floor. There is also an electric heater.

#### Outside

The property benefits from a patio terrace, leading off the lounge diner.  
There is also an allocated parking space.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

