



**Maple Court, Elm Street, Ipswich, IP1 1EZ**



**welcome to**

**Maple Court, Elm Street, Ipswich**

This well-presented ground floor apartment is located in Ipswich Town Centre and boasts two large double bedrooms, a stunning open plan kitchen/diner/lounge, a stylish kitchen with fitted appliances, a modern en suite to master and a seperate bathroom.



### **Entrance Hall**

6' 4" max x 9' 3" ( 1.93m max x 2.82m )

Spacious entrance hall with tiled effect flooring, automatic spot and wall lights, a double airing cupboard and one radiator.

### **Kitchen/Lounge/Diner**

20' 5" max x 18' 5" ( 6.22m max x 5.61m )

Stunning, open plan room with large double glazed windows to the rear with fitted blinds, engineered oak flooring throughout, one radiator, TV point, spot lights, a range of eye and base level units in high gloss grey with quartz worktop surfaces, which have been wrapped in an oak effect, an inset stainless steel sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, an integrated fridge/freezer, dishwasher and washing machine, tiled splashback, fitted window seats. This room is perfect for entertaining family and friends!

### **Master Bedroom**

13' 2" x 10' 7" ( 4.01m x 3.23m )

Double glazed window to the rear with fitted blind, carpet flooring, one radiator and spot lights.

### **En Suite**

6' 8" x 3' 8" ( 2.03m x 1.12m )

A double shower with glass enclosure, jetted shower and waterfall showerhead, an enclosed WC, tiled splashback, a suspended vanity sink with chrome mixer tap, chrome heated towel rail, extractor fan, spot lights and fully tiled walls and flooring in a stylish grey tile.

### **Bedroom Two**

12' 7" x 12' 5" ( 3.84m x 3.78m )

Double glazed window to the rear with fitted blind and window seat, carpet flooring, one radiator and spot lights.

### **Bathroom**

6' 6" x 5' 5" ( 1.98m x 1.65m )

A bath with overhead shower, jetted shower, waterfall showerhead and glass screen, an enclosed WC, a suspended vanity sink, chrome heated towel rail, extractor fan, spot light and fully tiled walls and flooring.



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## Maple Court, Elm Street, Ipswich

- Two large double bedrooms
- Modern en suite & bathroom
- Open plan kitchen/diner/lounge
- Stylish kitchen
- Engineered oak flooring to living area

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 2600.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120329 - 0004

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