



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

Guide Price £95,000

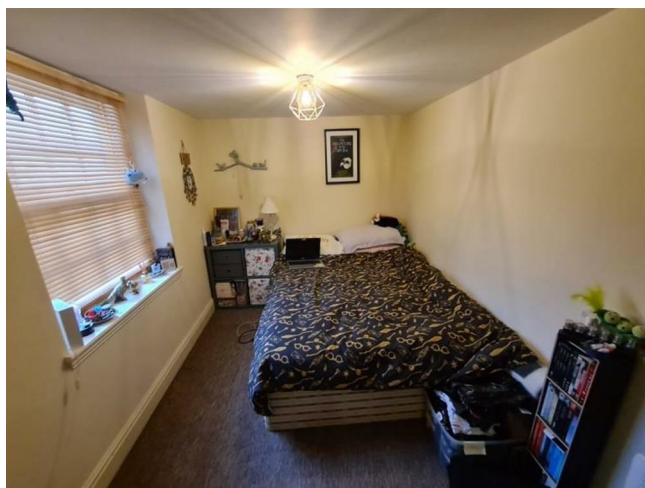
NICHOLAS
ESTATES

Key features

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

Description

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



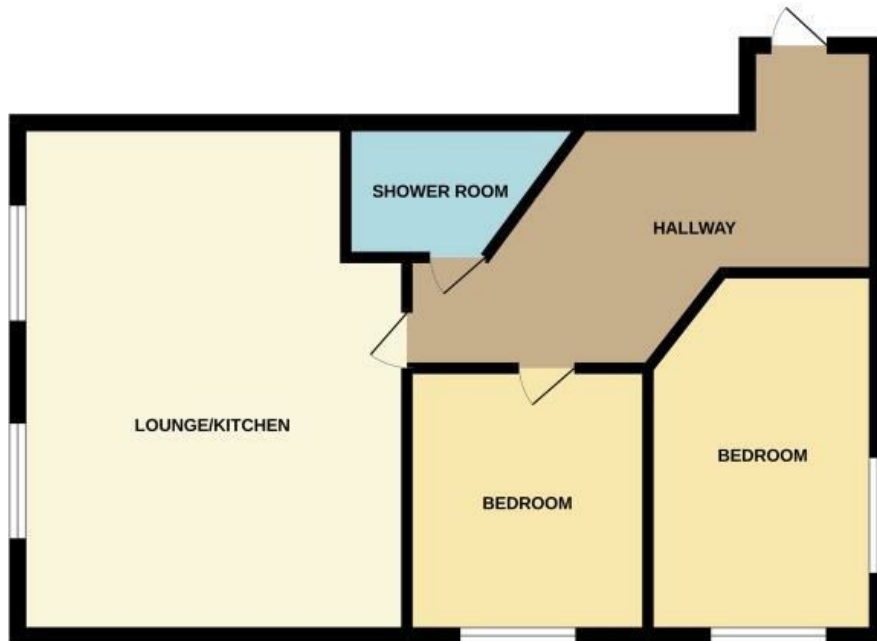
Directions



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/



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A EPC Rating C

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