





St Edmund House, Rope Walk, Ipswich, IP4 1NF

william h brown

welcome to

St Edmund House, Rope Walk, Ipswich

One of the largest apartments within the development, this impressive two double bedroom apartment boasts over 40ft of open-plan living space, stunning South-facing views across the Marina and town, two secure underground parking spaces and NO ONWARD CHAIN!!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A striking and spacious entrance hall featuring a full wall of fitted sliding mirrored wardrobes, carpet flooring, radiator, bespoke shelving and spotlights.

Kitchen / Dining / Living Room

Approximately 40ft+ in length.

A magnificent open-plan living space flooded with natural light from a full wall of South-facing triple-glazed windows, overlooking the Marina, college and surrounding townscape and two floor to ceiling windows (non-opening).

The kitchen area features grey wood-effect flooring and is fitted with a range of cream eye-level units and grey wood-effect base units with stone-effect worktops, an L-shaped wraparound design, integrated full-height fridge and freezer, integrated oven, electric hob with extractor hood, breakfast bar and extensive storage.

The lounge and dining areas are finished with carpet flooring and benefit from three radiators, TV point, bespoke shelving, spotlights and attractive internal glazed windows overlooking the bedroom spaces.

Utility

Grey wood-effect flooring, chrome heated towel rail, electric hot water tank, fitted worktop, cream storage cupboards, water softener, spotlights and space for a washing machine and tumble dryer.

Master Bedroom

A generously proportioned double bedroom, featuring internal glazed windows to the living area, carpet flooring, radiator, spotlights and two full walls of fitted sliding wardrobes. Door leading to:

En Suite

Low-level WC, pedestal wash hand basin, a panel bath with shower over and glazed screen, part-panelled walls, tiled-effect flooring, chrome heated towel rail, bespoke shelving, spotlights, extractor fan and shaver point.

Bedroom Two

A further spacious double bedroom with internal glazed windows overlooking the kitchen/living space, carpet flooring, radiator and a full wall of fitted sliding mirrored wardrobes.

Shower Room

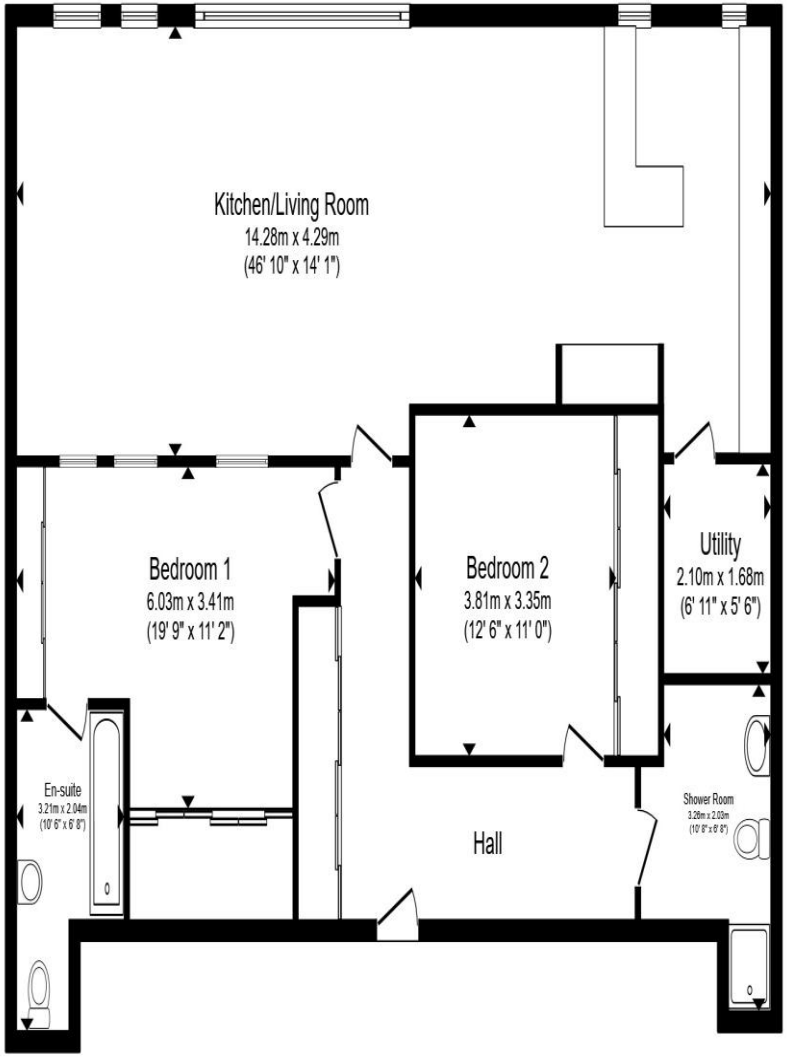
Modern suite comprising low-level WC, pedestal wash hand basin, an enclosed shower cubicle with glazed screen, attractive wall panelling, tiled-effect flooring, chrome heated towel rail, bespoke shelving, spotlights and extractor fan.

Parking

The property benefits from two allocated underground parking spaces located within a secure residents' parking facility accessed via fob-controlled entry.

Storage Cupboard

There is a storage cupboard in the adjacent communal corridor of the property, providing approx 60 sq ft of storage.



Total floor area 129.1 m² (1,389 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

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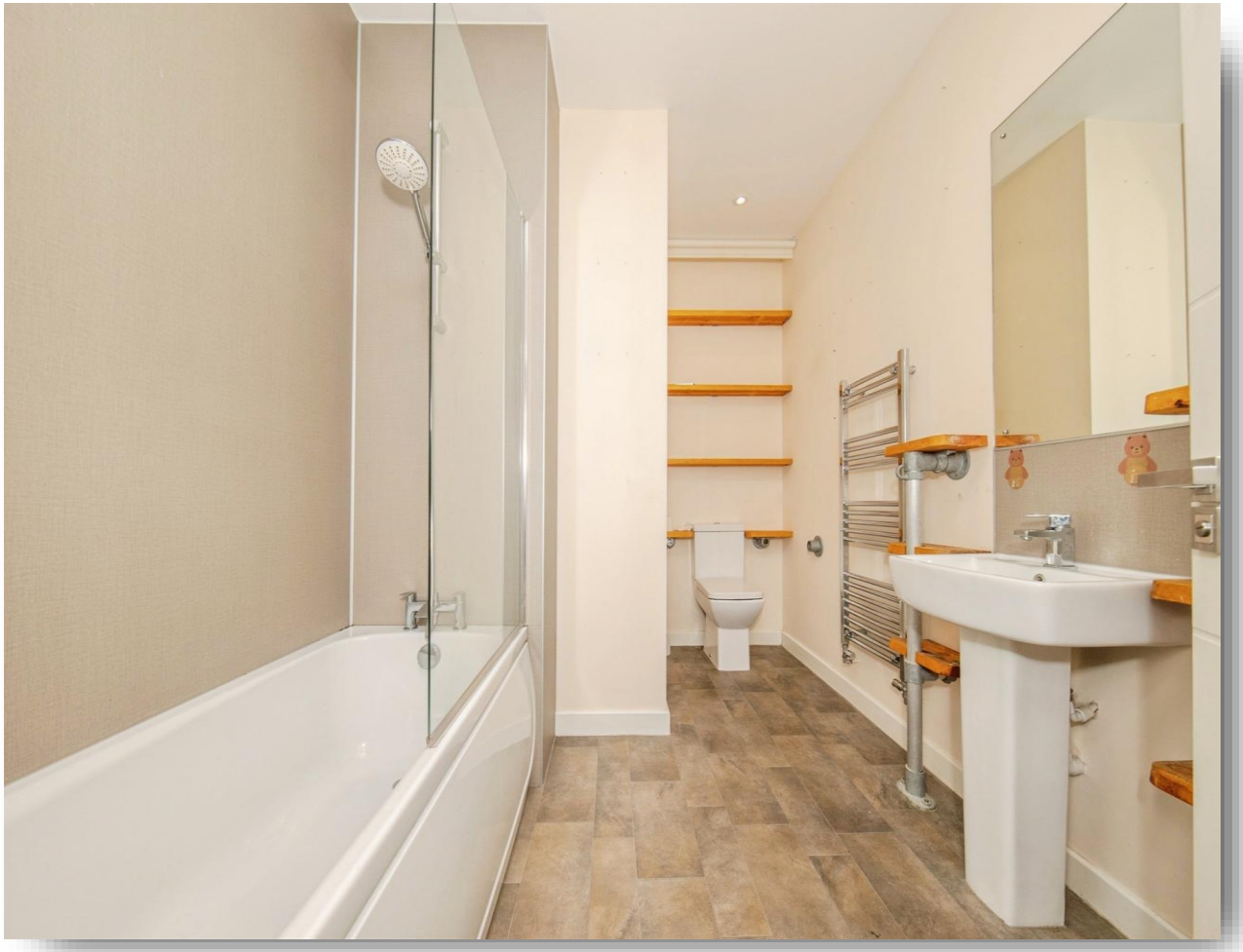
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- One of the largest apartments within the development

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3080.90
Ground Rent: 472.80

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



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The Property Ombudsman

Property Ref:
IPS121934 - 0006

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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