



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

welcome to

St Edmund House, Rope Walk, Ipswich

This well-presented, 1st floor apartment benefits from two large, double bedrooms, both with en suite, a large, open plan kitchen/lounge/diner, a separate cloakroom and two allocated, underground parking spaces. This apartment would make the Ideal First Time buy or investment.

Entrance Hall

Long, sweeping entrance hall with carpet flooring, a storage cupboard and entry phone system.

Cloakroom

Low level WC, pedestal wash hand basin, chrome heated towel rail, tiled effect flooring and extractor fan.

Kitchen/Diner/Lounge

Large, open plan room with grey wood effect flooring in the kitchen, carpet flooring in the lounge, radiators, TV points, full length, double glazed windows to the front, an additional double glazed window to the side and internal windows to both bedrooms. The kitchen benefits from eye and base level units in white and grey with black worktop surfaces, a stainless steel one and half bowl sink plus drainer and chrome mixer tap, spot lights, a fitted breakfast bar, an integrated fridge/freezer, washing machine and oven with electric hob and extractor hood.

Master Bedroom

Internal window to the kitchen, carpet flooring, one radiator and a door to the en suite.

En Suite

Low level WC, pedestal wash hand basin, a shower with glass enclosure and panelled splashback, tiled effect flooring, spot lights, extractor fan and chrome heated towel rail.

Bedroom Two

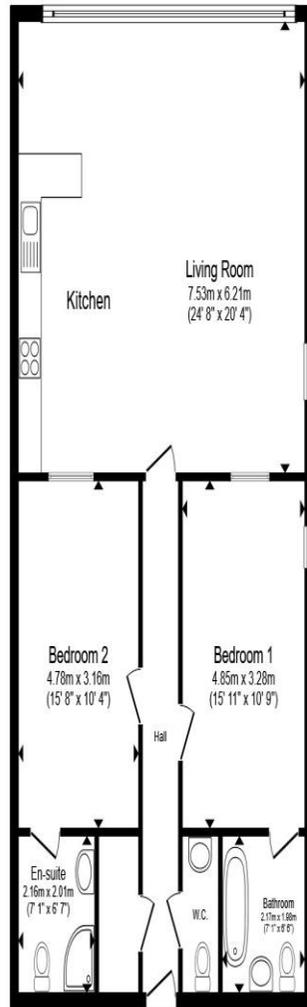
Internal window to the lounge, carpet flooring, one radiator, a fitted, double, sliding wardrobe and a door to the en suite.

En Suite

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, spot lights, extractor fan, tiled effect flooring and chrome heated towel rail.

Parking

Two allocated, underground parking spaces.



Floor Plan

Total floor area 100.5 m² (1,082 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



welcome to
St Edmund House, Rope Walk,
Ipswich

- Tenant in situ paying £1000 pcm
- Two large, double bedrooms
- Open plan kitchen/diner/lounge
- Separate cloakroom
- En suite's to both bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2638.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



view this property online williamhbrown.co.uk/Property/IPS121057



Property Ref:
IPS121057 - 0002

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk