



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

welcome to

Rushbrook Mill, Paper Mill Lane, Bramford, Ipswich

A 3rd floor apartment, within this attractive converted former Mill, with an open plan kitchen/lounge, one bedroom, one bathroom and NO ONWARD CHAIN! Viewing recommended!

Hallway

Wood effect flooring and an entry phone system.

Kitchen/Lounge

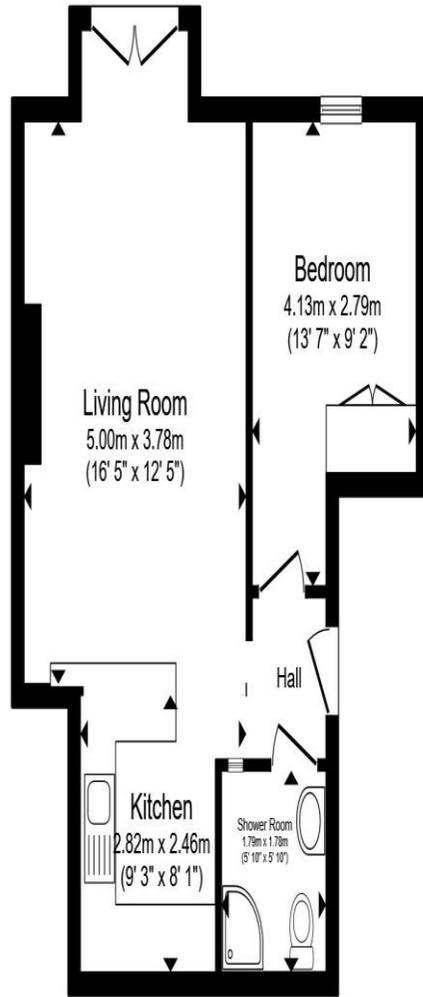
Sloped ceiling, wood effect flooring, Velux windows to the front and rear, TV point, double glazed doors to the Juliet balcony, eye and base level units in wood effect with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, internal frosted windows to the bedroom, a breakfast bar, space for appliances and a fitted extractor hood.

Bedroom

Sloped ceiling, carpet flooring, Velux windows to the front, a built in wardrobe, TV point, internal frosted windows to the kitchen/lounge and one electric radiator.

Bathroom

Wood effect flooring, extractor fan, shaver point, low level WC, pedestal wash hand basin with chrome taps, a corner shower with glass enclosure and marble effect tiled surround.



Floor Plan

Total floor area 42.6 m² (459 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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- EPC rating = C
- No onward chain
- One bedroom, 3rd floor apartment
- Open plan kitchen/lounge
- One bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£85,000



view this property online williamhbrown.co.uk/Property/IPS121229



Property Ref:
IPS121229 - 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.



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