

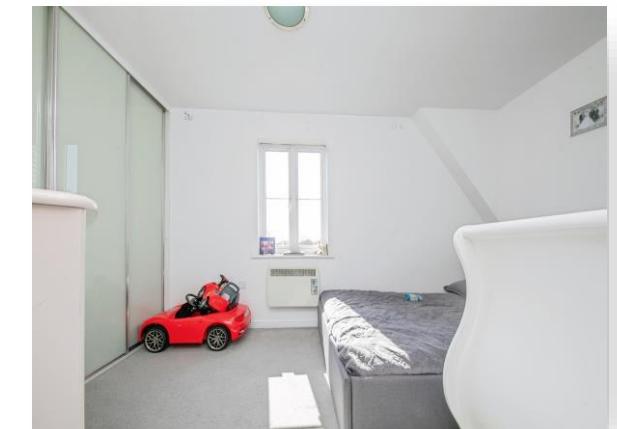
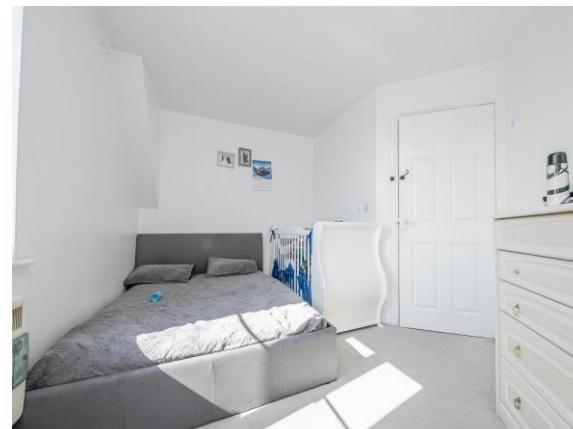


Alnesbourn Crescent, Ipswich, IP3 9GD

welcome to

Alnesbourn Crescent, Ipswich

This well-presented, top floor apartment is situated in the prime development of Ravenswood and benefits from two double bedrooms, a lounge with private balcony, a modern bathroom and one allocated parking space.



Entrance Hall

Carpet flooring, entry phone system, loft hatch and a storage cupboard.

Lounge

16' 4" x 11' 8" (4.98m x 3.56m)

Double glazed windows to the front and side, a door leading to the balcony, carpet flooring, one electric radiator, TV point and sloped ceilings.

Balcony

5' 9" x 2' 9" (1.75m x 0.84m)

A balustrade and views across Ravenswood.

Kitchen

8' 1" x 7' (2.46m x 2.13m)

A range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a fridge/freezer and washing machine, an integrated oven with electric hob and extractor hood, tiled splashback, stone effect flooring and double glazed window to the side.

Master Bedroom

13' 4" x 10' 8" max (4.06m x 3.25m max)

Double glazed window to the rear, carpet flooring, one electric radiator and a built in sliding wardrobe.

Bedroom Two

10' x 8' 9" max (3.05m x 2.67m max)

Double glazed window to the side, carpet flooring and one electric radiator.

Bathroom

7' x 5' 9" (2.13m x 1.75m)

Part tiled, stone effect flooring, a bath with overhead shower and glass screen, low level WC, pedestal wash hand basin, extractor fan, chrome heated towel rail and one electric heater.

Parking

One allocated parking space (marked as no.21).



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welcome to

Alnesbourn Crescent, Ipswich

- Top floor apartment
- Two double bedrooms
- Private balcony with stunning views
- Modern bathroom
- One allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1620.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£150,000



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Property Ref:
IPS121019 - 0003

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.

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Please note the marker reflects the
postcode not the actual property

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