



**Arcade Street, Ipswich, IP1 1EX**

**welcome to**

**Arcade Street, Ipswich**

This well-presented, ground floor apartment benefits from two double bedrooms, an open plan kitchen/diner/lounge with integrated appliances, a modern bathroom, a separate cloakroom off the 2nd bedroom, a large cellar and a South facing courtyard. NO ONWARD CHAIN!!





### **Communal Corridor**

Secure bike store.

### **Entrance Hall**

24' 7" x 4' 6" ( 7.49m x 1.37m )

Stunning, long sweeping entrance hall with wood effect flooring, one radiator, spot lights, an entry phone system and a door leading to the cellar.

### **Kitchen/Diner/Lounge**

21' 5" x 14' 6" ( 6.53m x 4.42m )

Beautiful, open plan, light room with wood effect flooring, one radiator, spot lights, TV point, a door leading to the hall, a full wall of sash windows to the front, space for a sofa set and small table and chairs, an opening to the kitchen, eye and base level units in shaker style grey with quartz worktop surfaces, a stainless steel sink plus drainer and chrome flexi mixer tap, an integrated oven with electric hob and extractor hood, an integrated microwave, washing machine and fridge/freezer.

### **Master Bedroom**

13' x 12' 5" ( 3.96m x 3.78m )

Carpet flooring, TV point, double built in wardrobe, sash window to the rear, one radiator, spot lights and a door leading to the private courtyard garden.

### **Cloakroom**

7' 2" x 3' 5" ( 2.18m x 1.04m )

Tiled flooring, low level WC, pedestal wash hand basin, one radiator, spot lights and two sash windows to the side,

### **Bedroom Two**

11' 9" x 11' 3" ( 3.58m x 3.43m )

Carpet flooring, sash window to the rear, TV point, one radiator and a door to the cloakroom.

### **Bathroom**

7' 4" x 6' 4" ( 2.24m x 1.93m )

Marble effect partially tiled walls, marble effect tiled flooring, enclosed WC, pedestal wash hand basin, spot lights, extractor fan, a fitted mirror, chrome heated towel rail, shaver point and a bath with central chrome mixer tap, waterfall shower, further shower attachment and glass screen.

### **Cellar**

A staircase from the hall leading down and generous head height.. This cellar is currently used for storage.

### **Rear Courtyard**

Paved courtyard which is fully South facing, with a side access and a walled border.



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## **Arcade Street, Ipswich**

- Two double bedrooms
- Open plan kitchen/diner/lounge with integrated appliances
- Large cellar
- Modern bathroom & seperate cloakroom
- South facing courtyard

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3024.00

Ground Rent: 162.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£145,000 - £155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120302 - 0004

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