



Century House, Princes Street, IPSWICH, IP1 1PU

welcome to

Century House, Princes Street, IPSWICH

This attractive, contemporary apartment is situated in a prime Ipswich Town Centre location and benefits from one large bedroom, an open plan kitchen/diner/lounge, fitted appliances to the kitchen and a fully tiled bathroom. This apartment would make the perfect First Time Buy or investment!

Entrance Hall

Stylish entrance hall with oak effect flooring, one electric radiator, an entry phone system and an airing cupboard with shelving.

Kitchen/Lounge/Diner

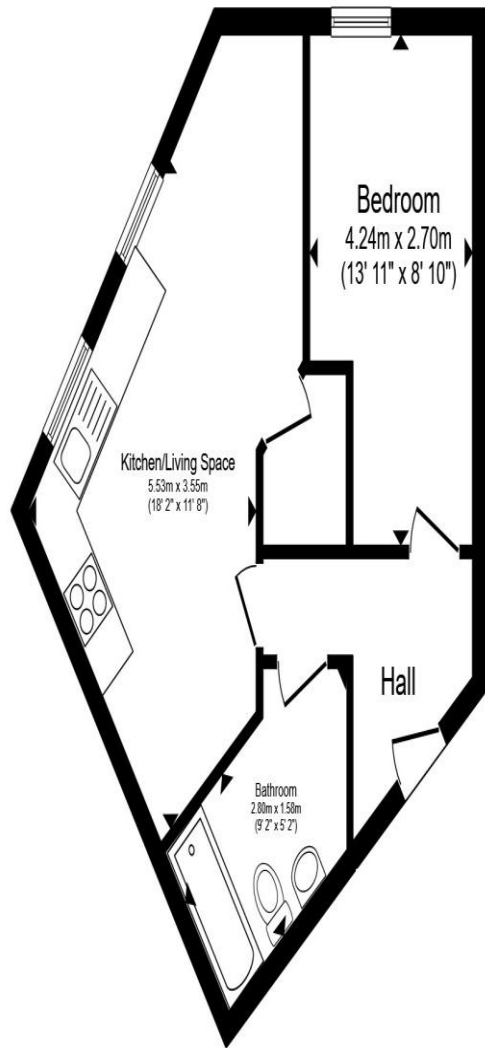
Stunning, open plan room with large double glazed windows to the front, oak effect flooring throughout, TV point, electric radiators, a small study area, a range of eye and base level units in matte grey with white, compact, stone effect, laminate worktop surfaces, an integrated oven with induction hob and extractor hood, an integrated fridge/freezer, space for a washing machine, tiled splashback and spotlights.

Bedroom

Double glazed window to the front, carpet flooring, one electric radiator and fitted shelving.

Bathroom

Modern bathroom with fully tiled walls and flooring, an enclosed WC with stainless steel flush, wash hand basin, a bath with overhead shower, waterfall showerhead and foldable glass screen, a light up, de-mist mirror, chrome heated towel rail, black fitted towel holders, spotlights and extractor fan.



Total floor area 37.8 m² (407 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
**Century House, Princes Street,
IPSWICH**

- Attractive, contemporary apartment
- Perfect First Time Buy or investment
- Open plan kitchen/diner/lounge
- Contemporary kitchen with fitted appliances
- One large bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1609.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



view this property online williamhbrown.co.uk/Property/IPS121611



Property Ref:
IPS121611 - 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