



Queen Street, Ipswich, IP1 1SW

welcome to

Queen Street, Ipswich

This well-presented, spacious, 2nd floor apartment benefits from three bedrooms, an en suite to the master bedroom, a separate bathroom, an open plan kitchen/diner/lounge, Juliet balconies to all living spaces and bedrooms and NO ONWARD CHAIN!!!

Entrance Hall

Carpet flooring, a storage cupboard, one storage radiator, an entry phone system and an airing cupboard.

Kitchen/Diner/Lounge

Wood effect flooring, two storage radiators, two Juliet balconies to the front, eye and base level units in grey with granite sparkle worktop surfaces, an integrated oven with induction hob and extractor hood, an integrated fridge/freezer, washing machine and microwave, white tiled splashback and a ceramic, one and a half bowl sink plus drainer and chrome mixer tap.

Master Bedroom

Carpet flooring, one storage radiator, a built in wardrobe, TV point, a Juliet balcony to the front and a door to the en suite.

En Suite

Tiled effect flooring, heated towel rail, a shower with sliding doors, vanity sink, low level WC and tiled walls.

Bedroom Two

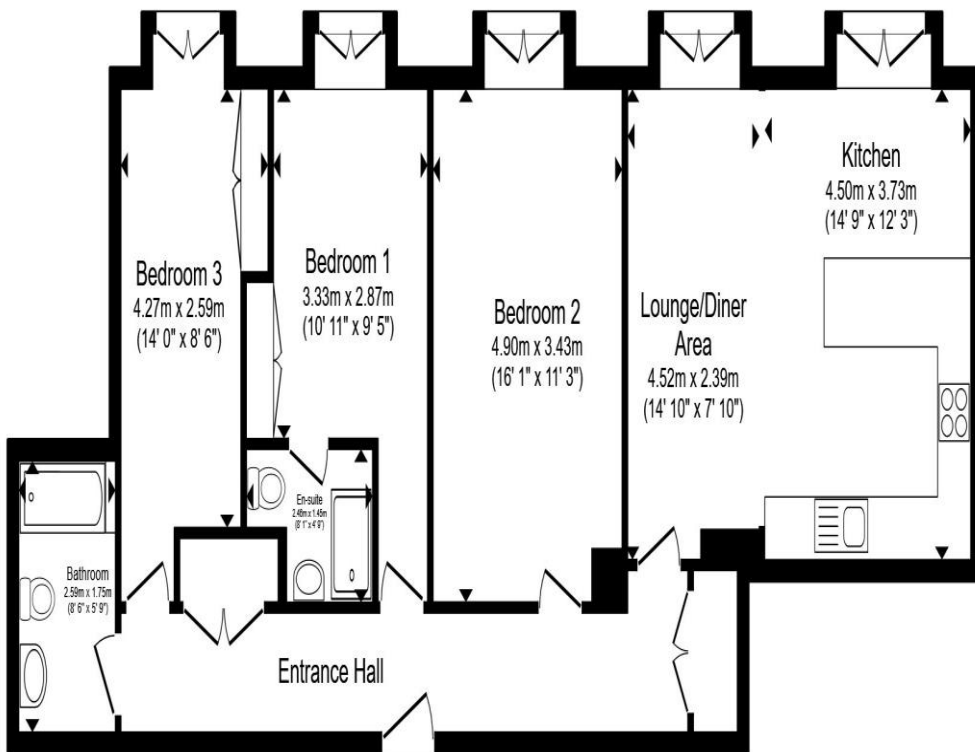
Carpet flooring, one storage radiator, TV point, a built in wardrobe and Juliet balcony to the front.

Bedroom Three

Carpet flooring, one storage radiator, Juliet balcony to the front and TV point.

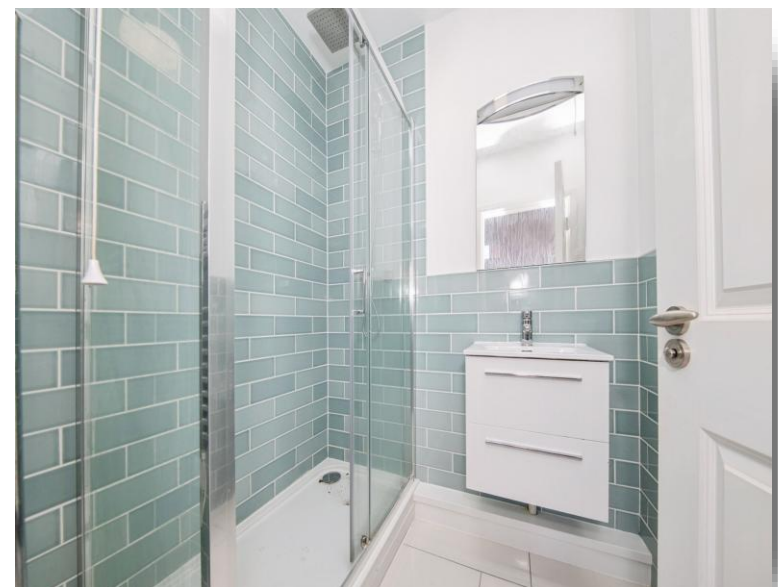
Bathroom

Marble effect tiled flooring, grey tiled walls, heated towel rail, vanity sink, low level WC, a bath and an extractor fan.



Total floor area 96.3 m² (1,037 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
Queen Street,
Ipswich

- No onward chain
- Spacious 2nd floor apartment with lift
- Three bedrooms
- En suite & separate bathroom
- Juliet balconies to living spaces & bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2058.44

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£225,000



view this property online williamhbrown.co.uk/Property/IPS120663



Property Ref:
IPS120663 - 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.

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