



Flat 8 Blackheath Avenue, Ipswich IP3 8XP

welcome to

Flat 8 Blackheath Avenue, Ipswich

A well presented, two bedroom flat in the sought-after Ribbans Park Development. Featuring spacious open plan living, two double bedrooms with an ensuite and separate bathroom, this home offers the perfect, flexible accommodation and is suitable for a wide range of buyers.

Entrance Hall

- *Large, L shaped hall
- *Carpet flooring
- *Radiator
- *Double airing cupboard
- *Entry phone system

Kitchen/Lounge/Diner

- *Spacious, open plan room
- *Double glazed windows to front and side
- *Wood effect flooring
- *South-west facing
- *TV Point
- *Two radiators
- *Spotlights
- *Ample space for table, chairs and sofa
- *Eye and base level units in white, with wood effect worktops
- *Stainless steel sink plus drainer
- *Integrated oven, fridge/freezer, washing machine and dishwasher
- *Gas hob and extractor hood
- *Boxed in boiler

Master Bedroom

- *Double glazed window to the rear
- *Carpet flooring
- *Radiator
- *Triple, fitted wardrobe with sliding doors
- *Door to ensuite





Ensuite

- *Double shower with glass enclosure
- *Enclosed WC and matching wash hand basin
- *Tiled flooring
- *Radiator
- *Tiled backsplash
- *Extractor fan

Bedroom Two

- *Double glazed window to side
- *Carpet flooring
- *Radiator

Bathroom

- *Double glazed window to side
- *Tiled flooring
- *Part tiled walls
- *Bath with overhead shower and glass screen
- *Enclosed WC with matching wash hand basin
- *Tiled splashback
- *Spotlights
- *Radiator
- *Extractor fan



Outside

- *Allocated parking to the side



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Flat 8 Blackheath Avenue, Ipswich

- TWO DOUBLE BEDROOMS
- BATHROOM & ENSUITE
- RIBBANS PARK DEVELOPMENT
- PARKING
- COMPLETE ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

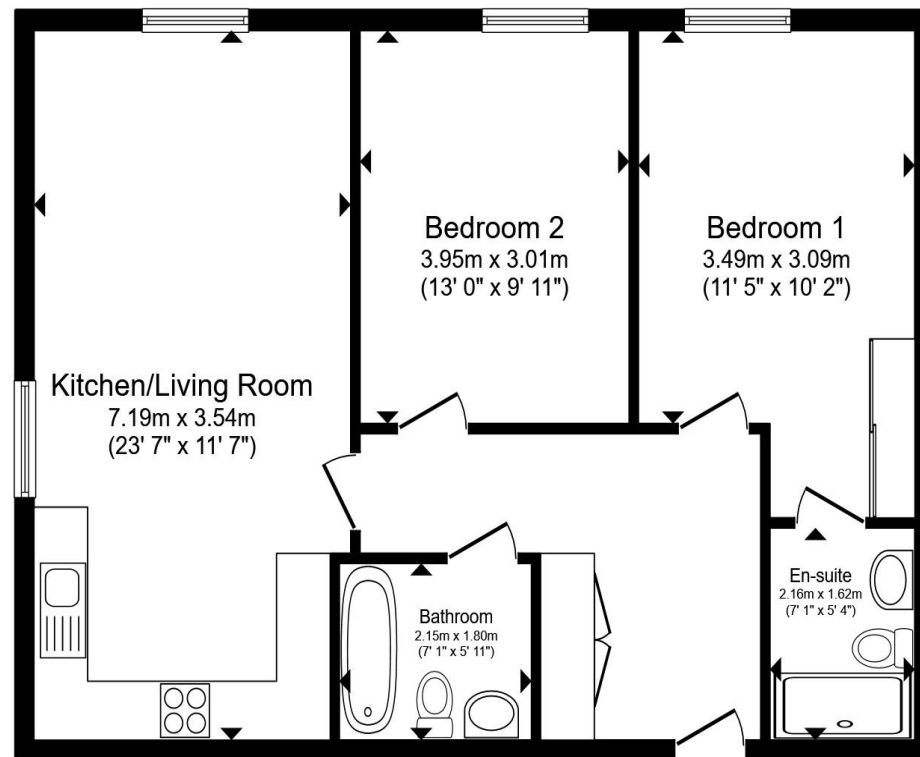
Council Tax Band: B Service Charge: 1857.18

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. 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

£160,000



Total floor area 71.0 m² (765 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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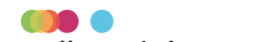
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Property Ref:
IPW104159 - 0005

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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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