



Childers Court, Ipswich, IP3 0DU

welcome to

Childers Court, Ipswich

Beautifully presented, two double bedroom, ground floor apartment with en suite, allocated parking and a stylish open-plan living space. Benefiting from a 171-year lease, no ground rent and a peaceful position within a sought-after residential close.

Entrance Hall

A welcoming and stylish entrance hall featuring light grey Herringbone effect vinyl flooring, radiator, entry phone system, storage cupboard and airing cupboard.

Kitchen/ Lounge/Diner

A bright and spacious open-plan living area flooded with natural light from double glazed windows to the side and rear. The lounge and dining areas provide ample space for a full living room suite and dining table, Herringbone effect flooring, radiator, TV point and extractor fan. The kitchen is fitted with a range of contemporary green eye and base units with black worktop surfaces, white metro-tiled splashbacks, a stainless steel one-and-a-half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for fridge/freezer and washing machine.

Master Bedroom

Double glazed window to the rear, carpet flooring, radiator and access to the en suite shower room.

En Suite

Low level WC, pedestal wash hand basin, a shower with glazed screen, stone effect flooring, partly tiled walls, radiator, extractor fan and shaver point.

Bedroom Two

Double glazed window to the rear, carpet flooring and radiator.

Bathroom

A beautifully finished, contemporary bathroom with low level WC, wash hand basin with black mixer tap, a bath with black waterfall shower, shower attachment and black Crittal style shower screen, marble-effect flooring, green Herringbone style wall tiling, black heated towel rail, extractor fan and shaver point.

Outside:

Communal Gardens

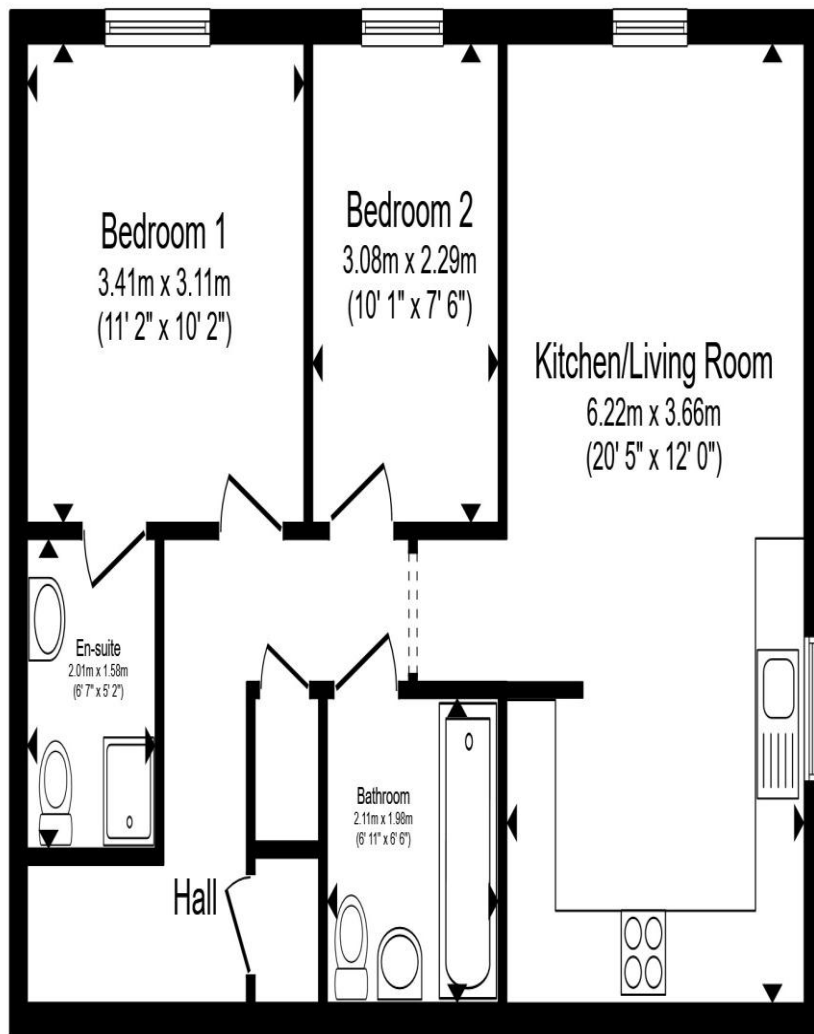
The property benefits from access to attractive communal gardens, providing pleasant outdoor space for residents.

Parking

One allocated parking space and ample visitor parking available within the development.

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Total floor area 59.5 m² (640 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


william
h brown



welcome to Childers Court, Ipswich

- Extended lease with approximately 171 years remaining
- No ground rent
- Two double bedrooms
- Spacious open-plan kitchen/lounge/diner
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1956.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£150,000



view this property online williamhbrown.co.uk/Property/IPS121969



Property Ref:
IPS121969 - 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.

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