

## St Edmund House, Rope Walk, Ipswich



- OPEN PLAN/KITCHEN/DINER
- IDEAL LOCATION
- SECURE ACCESS
- TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- CLOSE TO UNIVERSITY

# MARKS & MANN



## St Edmund House, Rope Walk, Ipswich

An excellent opportunity for a FIRST TIME BUYER or BUY TO LET INVESTOR to purchase this extremely light and spacious first floor apartment located in CENTRAL IPSWICH with two LIFT FACILITIES and ALLOCATED SECURE UNDERGROUND PARKING SPACES. The accommodation offers main open plan living and kitchen area offers a light southerly aspect.

Transport links are excellent with Ipswich Railway Station less than a 10-minute walk (Valuer's Opinion).

Ipswich Water front boasts a variety of bars and restaurants such as Isaac's and Pizza Express. There is also Dance East, 24-hour Gym and Suffolk University

**£150,000**

# MARKS & MANN

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## Front

Security door entry system.

## Entrance hall

Airing cupboard, Radiator.

## Cloakroom

Low level W.C. Pedestal hand wash basin, Chrome heated towel rail.

## lounge/kitchen/diner

6.60m x 7.32m (21' 8" x 24' 0") Double glazed windows to rear, One and half stainless steel sink with mixer tap and drainer, Laminated worktop, A range of wall and base fitted units with cupboards and drawers, Built in oven, Electric hob with with extractor hood above, Built in fridge/freezer, Built in washing machine, Build in dishwasher, Two radiators.

## Bedroom One

3.00m x 4.00m (9' 10" x 13' 1") Glass Panel to rear, Radiator, Door to:

## En-suite

Panel bath with mixer tap and shower above, Low level W.C. Pedestal hand wash basin. Part tiled, Radiator.

## Bedroom Two

4.83m x 4.83m (15' 10" x 15' 10") Glass panel to rear, Radiator.

## En-suite

Shower cubicle, Pedestal hand wash basin, Chrome heated towel rail, Low level W.C.

## Outside

Allocated secure underground car park.

## Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

## Directions

Using a SatNav, please use IP4 1NF as the point of destination.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## 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 will be no delay in agreeing the sale.

## Council Tax Band

At the time of writing the council tax band for this property is band B.

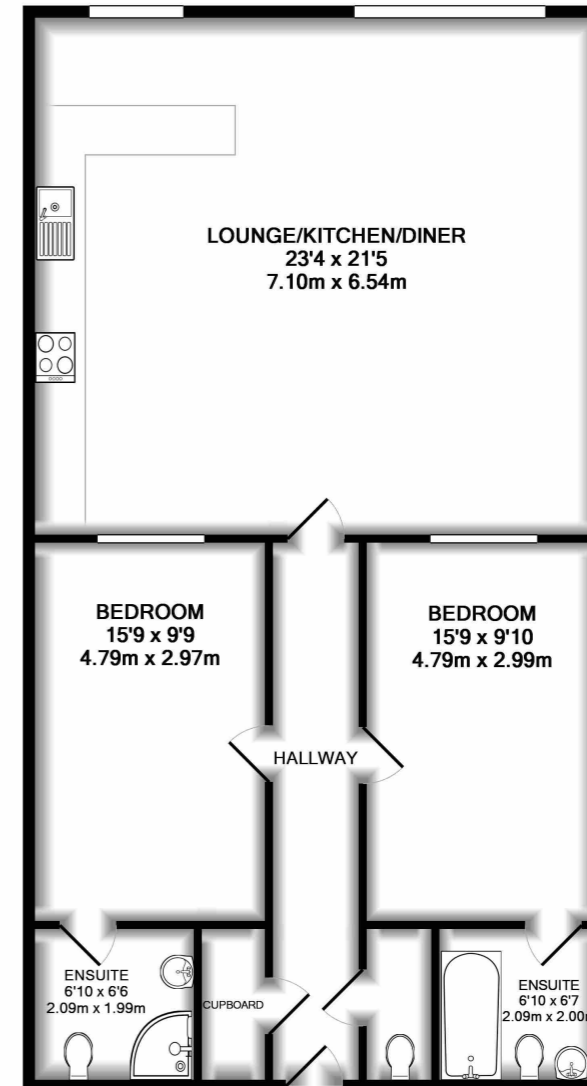
## Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band D.

EPC rating: TBC



TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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The above floor plans are not to scale and are shown for indication purposes only.