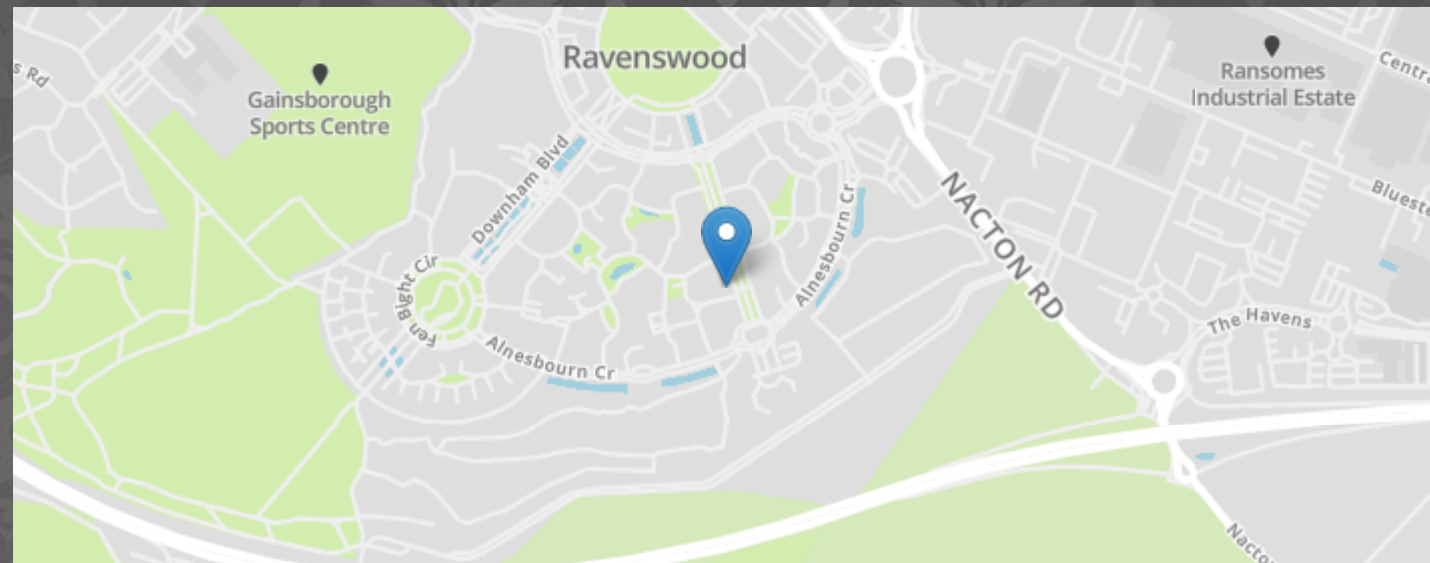


Mansbrook Boulevard, Ipswich



- TWO BEDROOM SECOND FLOOR APARTMENT
- BALCONY OVERLOOKING THE GREEN
- TWO GOOD SIZED BEDROOMS
- ALLOCATED PARKING
- EASY ACCESS TO A12/A14
- SITTING/DINING ROOM
- SEPARATE KITCHEN
- FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER CUBICLE
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Mansbrook Boulevard, Ipswich

Beautifully-presented TWO BEDROOM SECOND FLOOR APARTMENT with BALCONY and ALLOCATED PARKING on the popular RAVENSWOOD DEVELOPMENT. Accommodation comprises secure intercom communal entrance, private entrance to apartment with entrance hall, kitchen, sitting/dining room, balcony, two bedrooms and the family bathroom. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is highly advised to avoid disappointment.

£145,000

Mansbrook Boulevard, Ipswich

Communal entrance

Secure, intercom entry with stairs to the second floor and a private entrance door to the apartment.

Entrance hall

Access to airing cupboard and doors to the kitchen, sitting/dining room, both bedrooms and the family bathroom.

Sitting/dining room

4.89m x 4.50m (16' 1" x 14' 9") Triple aspect room with windows to front and rear, with full height panel windows and door leading to the balcony. Space for a family dining table as well as a comfy sofa/seating area.

Balcony

Space for a small table and chairs to enjoy the sunny months overlooking the green.

Kitchen

3.02m x 2.39m (9' 11" x 7' 10") Window to rear, range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Bedroom one

4.34m x 4.30m (14' 3" x 14' 1" (max) Two windows to front providing an abundance of natural light, triple fitted sliding door wardrobes.

Bedroom two

3.03m x 2.52m (9' 11" x 8' 3") Window to rear.

Family bathroom

2.81m x 1.80m (9' 3" x 5' 11") Panel enclosed bath, separate shower cubicle, hand wash basin and WC.

Parking

The property benefits from one allocated parking space.



Important information

Tenure - Leasehold.
Length of lease - 125 years from the 1 January 2004 - approx. 104 years remaining.
Annual service charge: £1,994.48pa which INCLUDES the WATER and the use of a secure bike shed.
Annual ground rent: £150pa.
Yes there is a bike shed (you need a code to access. The management company can give this as I've never used it.)
Services - we understand that mains electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating B.
Our ref: SM/elr.

Directions

Using a SatNav, please use IP3 9GJ as the point of destination.

Disclaimer

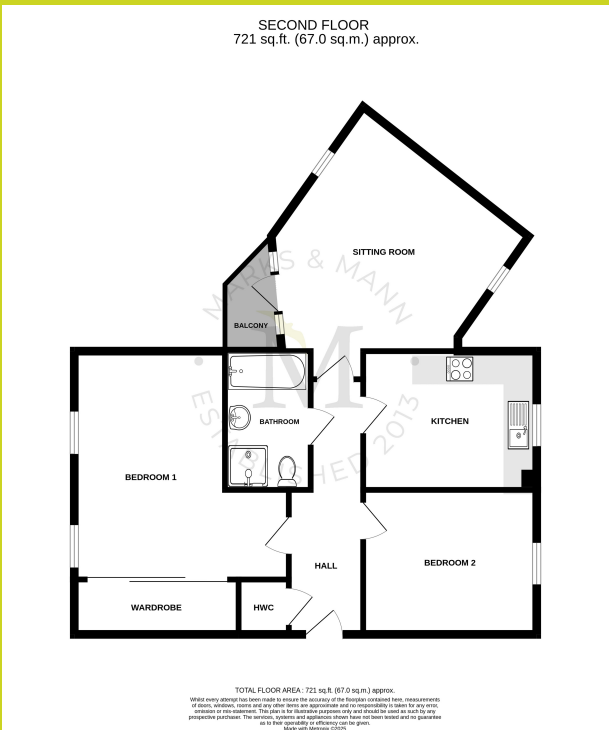
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

Anti-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.



Mansbrook Boulevard, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

