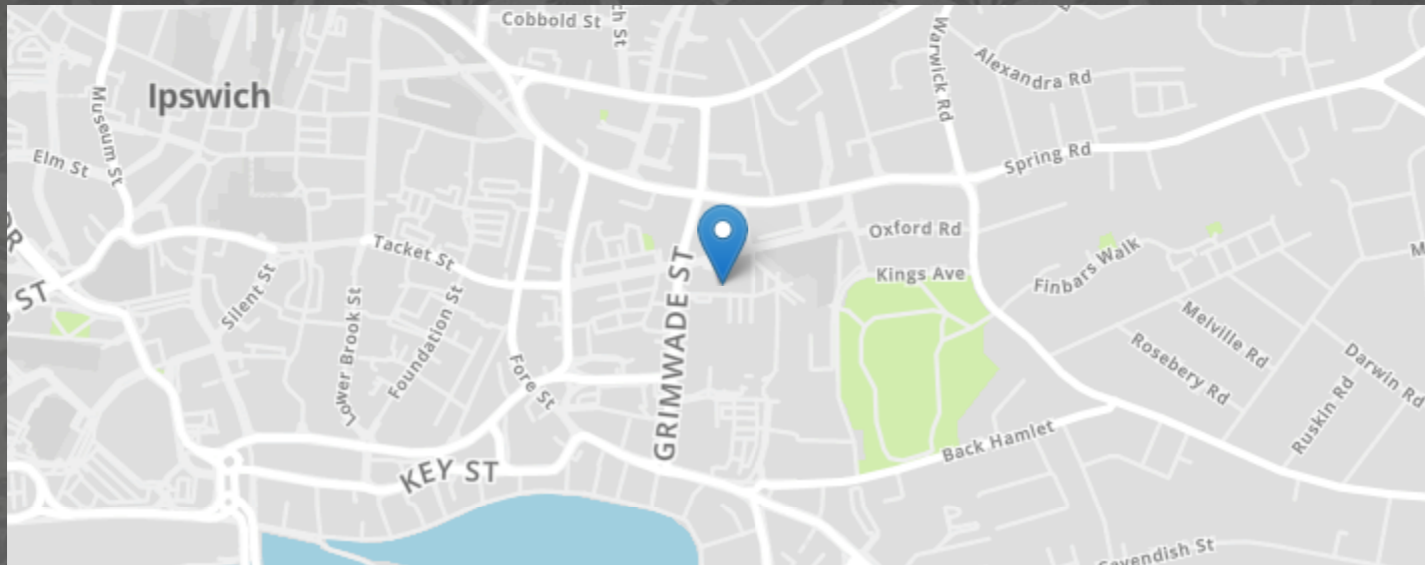


## Rope Walk, Ipswich



- SECURITY DOOR ENTRY SYSTEM
- EXCELLENT ROOM SIZES
- LOUNGE/DINING/KITCHEN AREA
- VIEWING HIGHLY ADVISED!!!
- SECURE PARKING
- TWO ENSUITES AND ADDITIONAL CLOAKROOM
- CONVENIENT LOCATION

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## 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

**£140,000 Offer in Excess of**

# Rope Walk, Ipswich

# Rope Walk, Ipswich

## 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/dining Room

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:

## Ensuite

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.

## Ensuite

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

## Parking

Allocated secure underground car park.

## Agent Notes

Length of lease left 116 Years

Ground Rent £300.00 PA

Maintenance and service charge £2,538.16 PA

## 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.

## Money Laundering Regulations

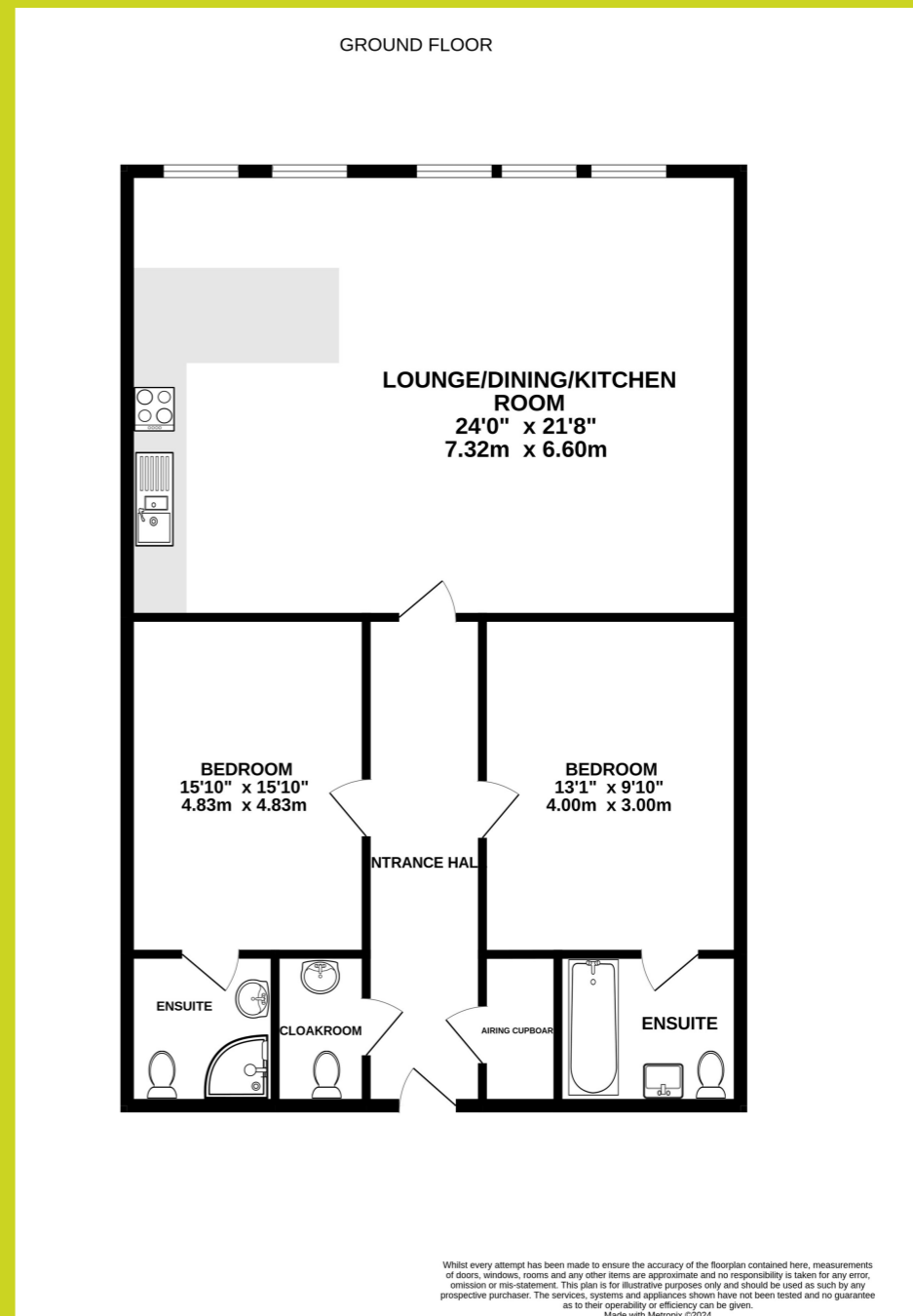
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Council Tax Band

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



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

