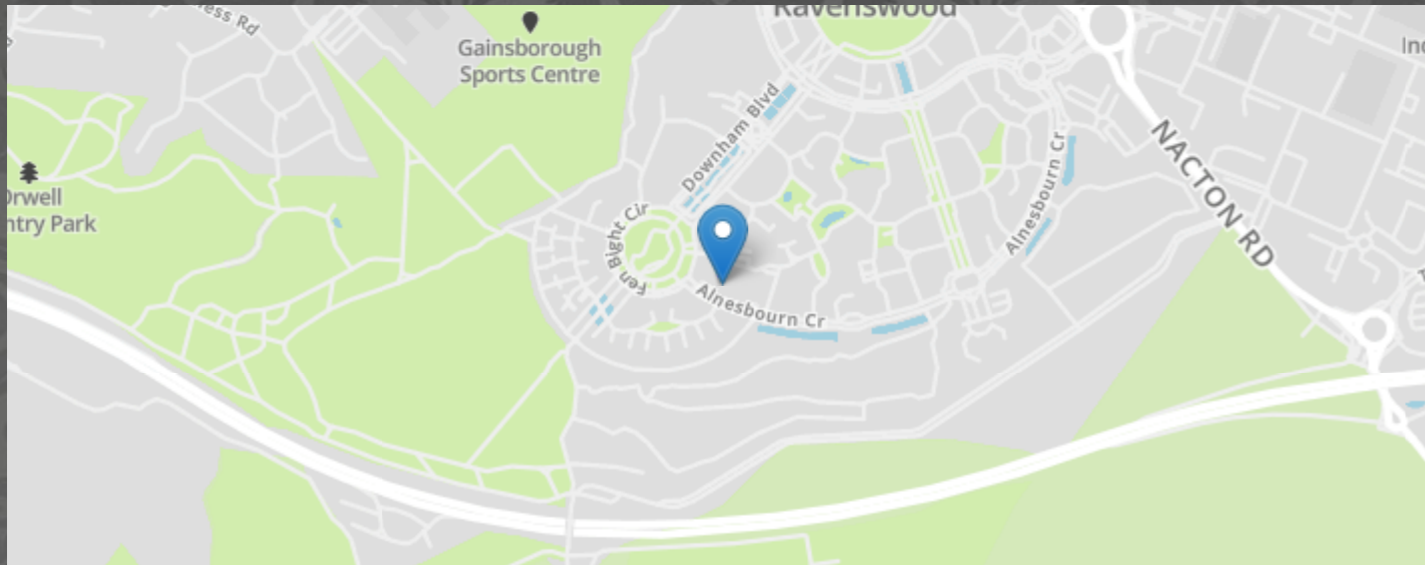


Alnesbourne Crescent, Ipswich,



- ONE BEDROOM APARTMENT
- TELECOM ENTRY SYSTEM
- CLOSE TO AMENITIES

- ALLOCATED CAR PARKING SPACE
- DOUBLE GLAZED WINDOWS
- OPEN PLAN LIVING / DINER & KITCHEN AREA

**MARKS & MANN**

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

01473 396 296

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

**MARKS & MANN**



**Alnesbourne Crescent, Ipswich,**

Being offered with NO ONWARD CHAIN...

Delighted to offer for sale this ONE BEDROOM TOP FLOOR APARTMENT located on the popular Ravenswood development. The property benefits from intercom system, entrance hallway, Fitted kitchen/dining area/ lounge with French doors to balcony, family bathroom, bedroom, double glazed windows and allocated off road parking space.

Also, this property has the added benefit of having easy access to A14/A12 and walking distance to wide range of local amenities. In the valuer's opinion the property is well presented, a perfect first time buy or investment opportunity and early viewing is highly recommended to avoid disappointment.

MUST BE VIEWED !

**£130,000**

# Alnesbourne Crescent, Ipswich,

# Alnesbourne Crescent, Ipswich,

## Front

Access via secure entry door, allocated car parking space.

## Entrance Hall

Telephone entry system. Airing cupboard,

## Lounge/Kitchen/Dining Area

5.28m Max x 5.28m (17' 4" MAX x 17' 4") Double glazed window to side, and double glazed French doors to rear balcony, Two electric heaters, Kitchen area, Stainless steel sink unit and drainer with mixer tap, A range of base fitted units with cupboards and drawers. Laminate work surfaces, Plumbing for washing machine, Space for Fridge/Freezer, Electric hob with extractor hood, Oven, , Part tiled, Spot lights.

## Bedroom One

3.52m x 3.31m (11' 7" x 10' 10") Double glazed window to side, Build in mirrored wardrobes, Electric heater.

## Bathroom

Double glazed window to rear, Electric heater, Part tiled, Low level W.C. Panelled bath with mixer tap, extractor fan, Spot lights.

## Parking

Allocated parking space.

## Agent Notes

Lease Length: 105 Years  
Service Charge: £332.97 Per 1/4  
Ground Rent £130.53 Per 1/2 Year

## 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

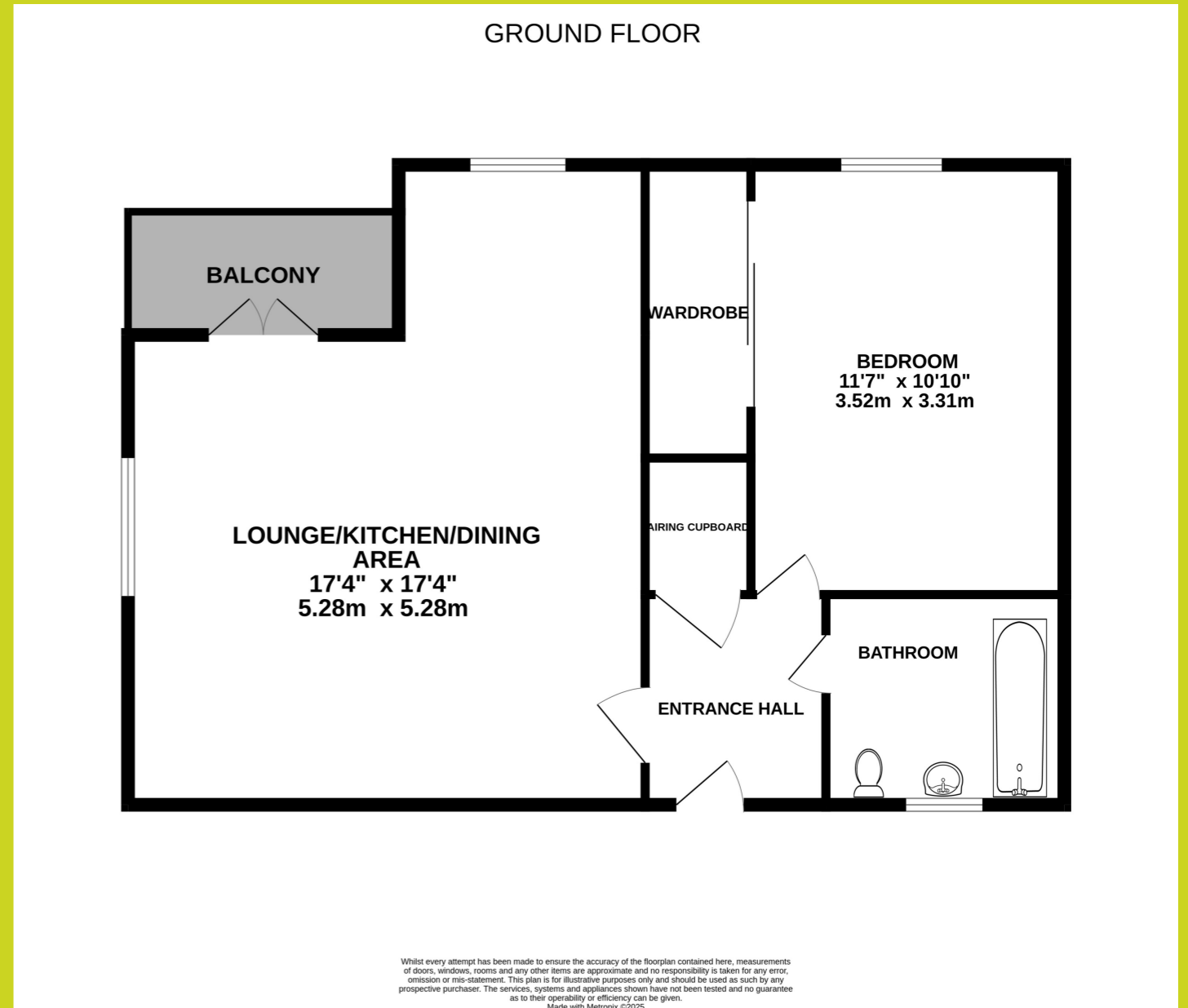
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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 A.



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

