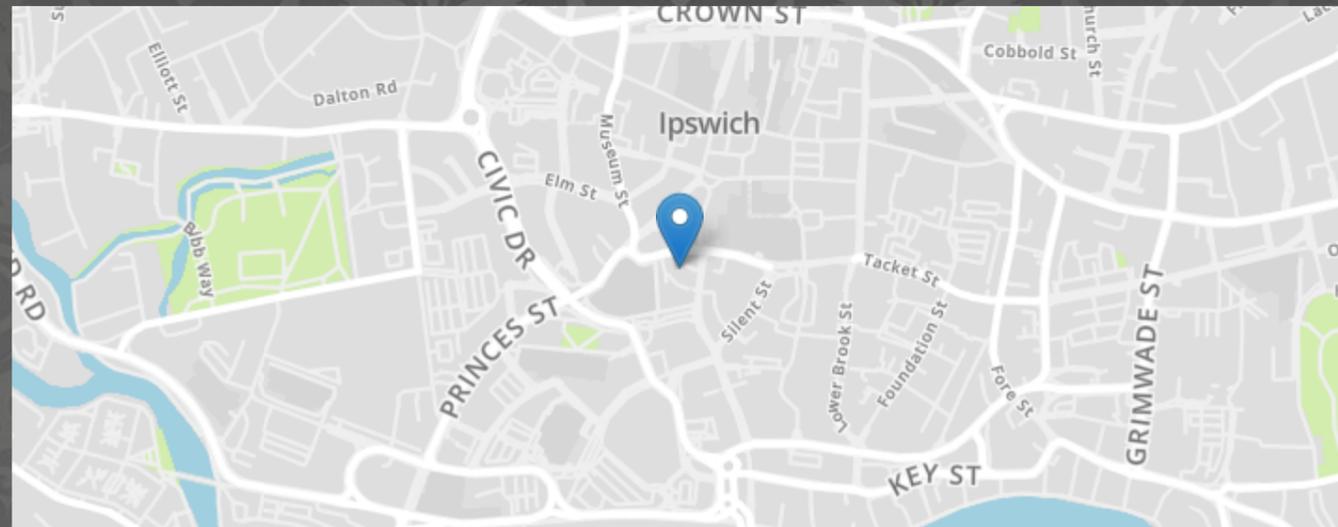


St Nicholas Court, Ipswich



- TWO BEDROOM APARTMENT
- IDEAL LOCATION
- TWO DOUBLE BEDROOMS
- LIFT ACCESS
- UNDER FLOOR HEATING
- SECURE ALLOCATED PARKING FOR ONE CAR
- EN-SUITE
- WELL PRESENTED
- SHARED GARDEN
- NO CHAIN

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



St Nicholas Court, Ipswich

Introduced to the market for sale is the naturally bright, spacious and well presented two double bedroom apartment. Positioned in the heart of Ipswich the property sits conveniently close to amenities and the town centre which offers a wealth of restaurants and activities.

Internally the property benefits from, the entrance hall, living room, kitchen, bedroom one which features an En-suite and built in wardrobe, bedroom two which features a built in wardrobe, bathroom and utility room. Externally the property benefits from one allocated space in the secure garage and secure and secluded shared garden to the rear aspect.

NO CHAIN!

Call now to register your interest and arrange a private first hand viewing.

£180,000

St Nicholas Court, Ipswich

St Nicholas Court, Ipswich

Entrance hall

Front door, storage/cupboard/tank housing.

Living room

6.32m x 5.16m (20' 9" x 16' 11")
Double glazed window to front aspect x2.

Kitchen

3.34m x 3.85m (10' 11" x 12' 8")
Double glazed window to front aspect, ceiling spot lights, sink/draining board, integrated oven, extractor, integrated fridge freezer, integrated dish washer.

Utility room

Bedroom one

3.27m x 3.74m (10' 9" x 12' 3")
Integrated wardrobe, double glazed window to side aspect.

En-suite

Shower cubicle, low level WC, hand was basin, heated towel rail.

Bedroom two

4.82m x 3.48m (15' 10" x 11' 5")
Double glazed window to front aspect, integrated wardrobe.

Bathroom

Bath, heated towel rail, low level WC, hand wash basin, ceiling spot lights.

Shared garden

Lawn, flower beds.

Secure garage

Fob access via secured gate, one allocated space.

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 IP1 1TG as the point of destination.

Important information

Tenure - Leasehold.
Services - we understand that, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating: C

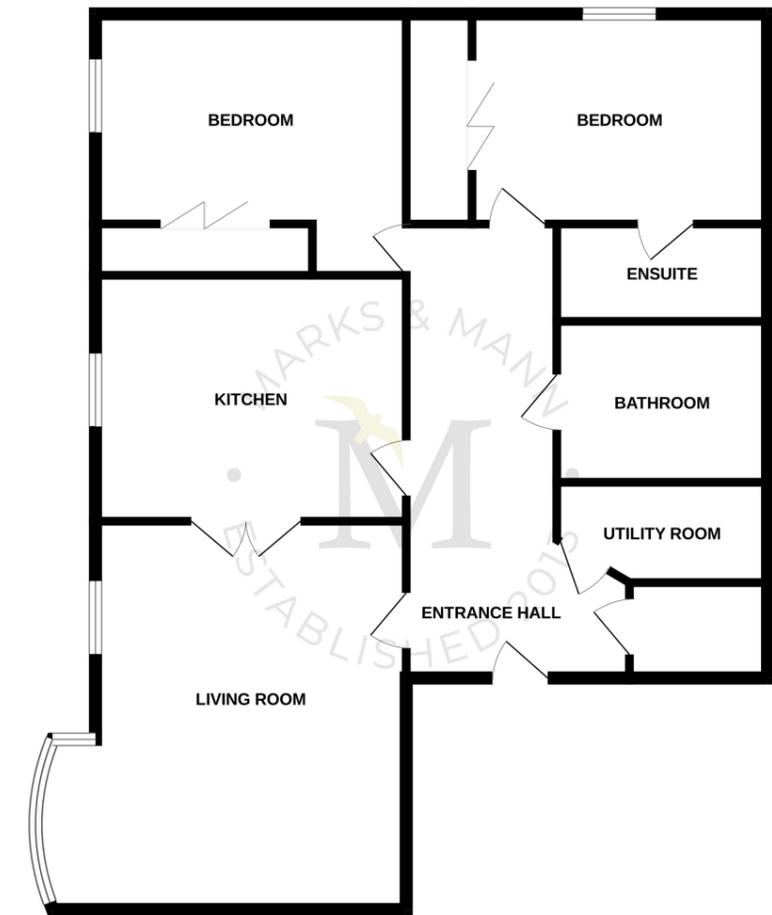
Disclaimer

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.

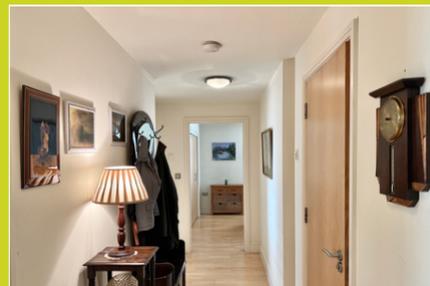
Council Tax Band
At the time of writing the council tax band for this property is band D.

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	