

## Downham Boulevard, Ipswich



- GARAGE WITH PARKING FOR ONE VEHICLE
- TWO BEDROOMS
- NO GROUND RENT CHARGES
- STUDY
- CLOSE TO LOCAL AMENITIES
- SECOND FLOOR FLAT
- LIVING/KITCHEN AREA
- ELECTRIC HEATING
- SHOWER ROOM
- EASY ACCESS TO A14

# MARKS & MANN

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# MARKS & MANN



## Downham Boulevard, Ipswich

Introduced to the market for sale this well presented two bedroom penthouse duplex apartment, located on the Ravenswood development, ideally situated close to local amenities and easy access to the A14.

Internally the property benefits from: Entrance hall, study, shower room, living/kitchen area and bedroom one and on the top floor bedroom two.

The property has the added benefit of no ground rent charges and has a 199 year lease.

Externally the benefits from a garage with parking space for one vehicle.

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

**£190,000**

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## Entrance Hall

Front door, electric heater, storage cupboard tank housing.

## Study

2.17m x 2.77m (7' 1" x 9' 1")  
Double glazed window to front aspect. Stairs to top floor.

## Shower Room

Heated towel rail, low level WC, hand wash basin, double glazed window to rear, shower cubicle.

## Living/Kitchen Area

8.68m x 4.02m (28' 6" x 13' 2")  
Double glazed window to rear aspect, door to front aspect, double glazed window to side aspect, integrated oven hob and extractor, integrated dishwasher, integrated washing machine, sink draining board (fridge freezer made to measure will stay) electric heater.

## Bedroom Two

2.72m x 4.60m (8' 11" x 15' 1")  
Double glazed windows to front and side aspects, built in wardrobe, electric heater.

## Bedroom One

3.96m x 3.61m (13' 0" x 11' 10")  
Double glazed window to front aspect, large eaves storage cupboard.

## Outside

Externally the property benefits from a garage and parking for one vehicle.

## 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 IP3 9UR as the point of destination.

## Important Information

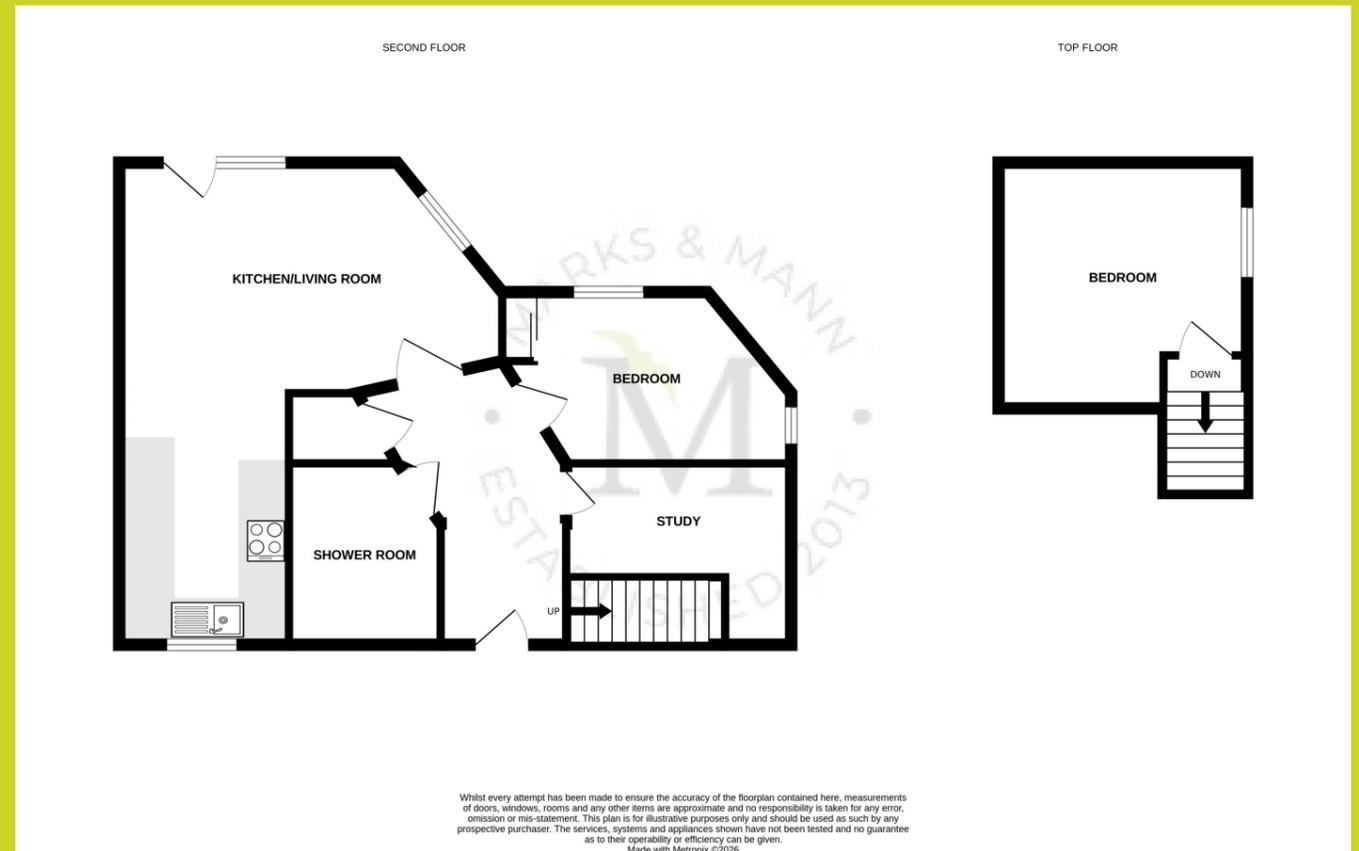
Tenure - Leasehold  
Services - we understand that, electricity, water and drainage are connected to the property.  
There is no ground rent payable.  
Council Tax Band: B  
EPC rating: TBC

## 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.



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.

