

125 Meridian Rise, Ipswich, IP4 2GF



2 bedrooms
Kitchen/dining/sitting room
En-suite and bathroom

Leasehold

Guide Price

£145,000

Subject to contract

Well presented



Set on the north-east side of the town is this second floor apartment with an allocated parking space.

Some details

General information

Situated on the north-east side of the town in a cul-de-sac location is this modern two double bedroom second floor apartment. Along with an allocated parking space there is an en-suite shower room to bedroom one, gas central heating, double glazed windows and a kitchen area with integrated appliances.

The accommodation is accessed via a secure communal area. The apartment itself has a reception hall with built-in storage and wood effect floor. The open-plan kitchen/dining/sitting room enjoys views across Ipswich town and also has a wood effect floor. The kitchen area is well equipped with an extensive range of base level units, wall cupboards, work tops and drawers. Integrated appliances include a hob, oven, extractor hood, fridge/freezer and washing machine.

Bedroom one has built-in wardrobes and adjacent is an en-suite with shower, basin and WC. Bedroom two is also a good size double room and the bathroom has a bath, basin and WC.

Reception hall

Kitchen/dining/sitting room

21' 3" x 13' 6" (6.48m x 4.11m) max

Bedroom one

15' 9" x 9' 7" (4.8m x 2.92m) max

Ensuite

6' 9" x 3' 8" (2.06m x 1.12m)

Bedroom two

10' x 10' (3.05m x 3.05m)

Bathroom

7' 5" x 6' 3" (2.26m x 1.91m)

The outside

The property has a communal garden area and there is an allocated parking space

Where?

The property is situated on the much-favoured north-east side of the town within easy striking distance of the town centre itself which has a wide range of local amenities and facilities. Further south is Ipswich's thriving Waterfront with further amenities.

Important information

Council Tax Band - A

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

EPC rating - B

Lease information

Original lease: 2015 - 245 years remaining

Ground rent: £250 per annum

Service charge: £1,600 per annum

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Leaving Ipswich town centre along Crown Street proceed up onto Woodbridge Road. From here take a left into Bramley Hill and follow this around into Meridian Rise, continue to the end of the road where the property can be found on the left hand side.

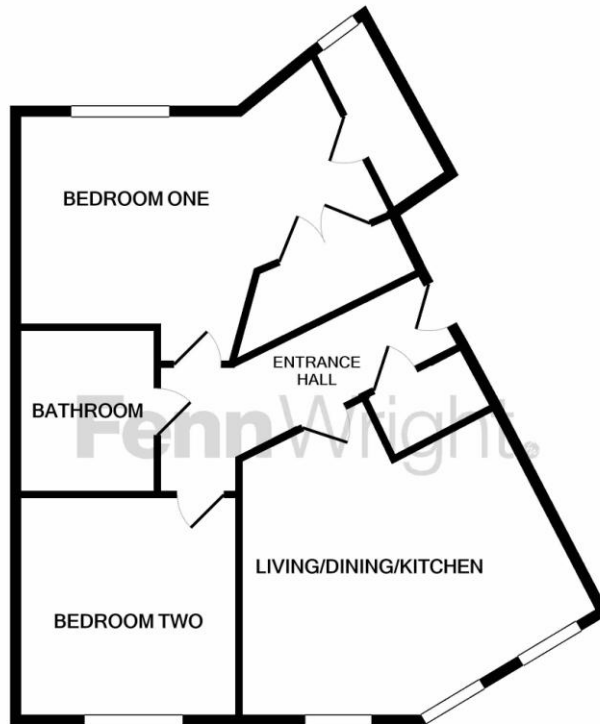
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

01473 232 700

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