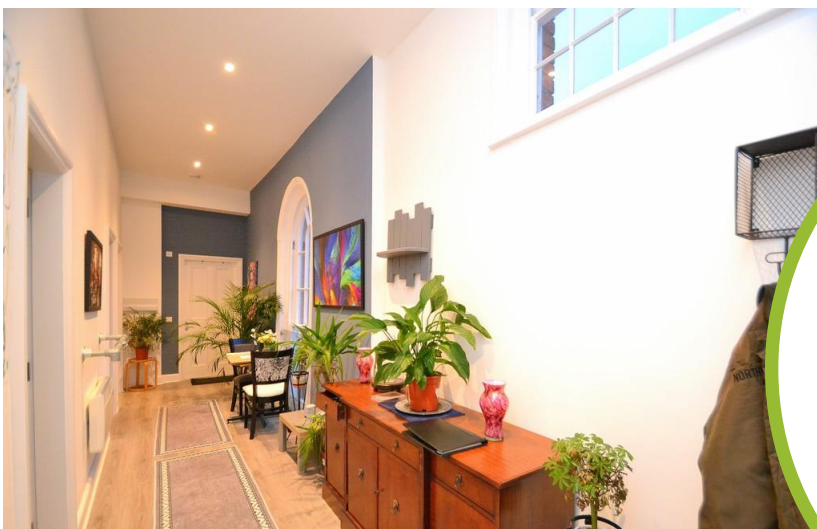


Flat 2 , 15 Museum Street, Ipswich, IP1 1HE



**Freehold**

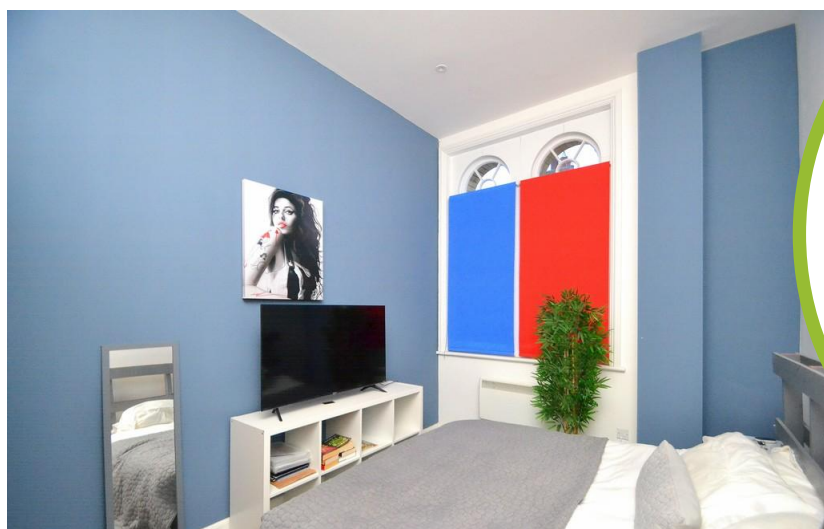
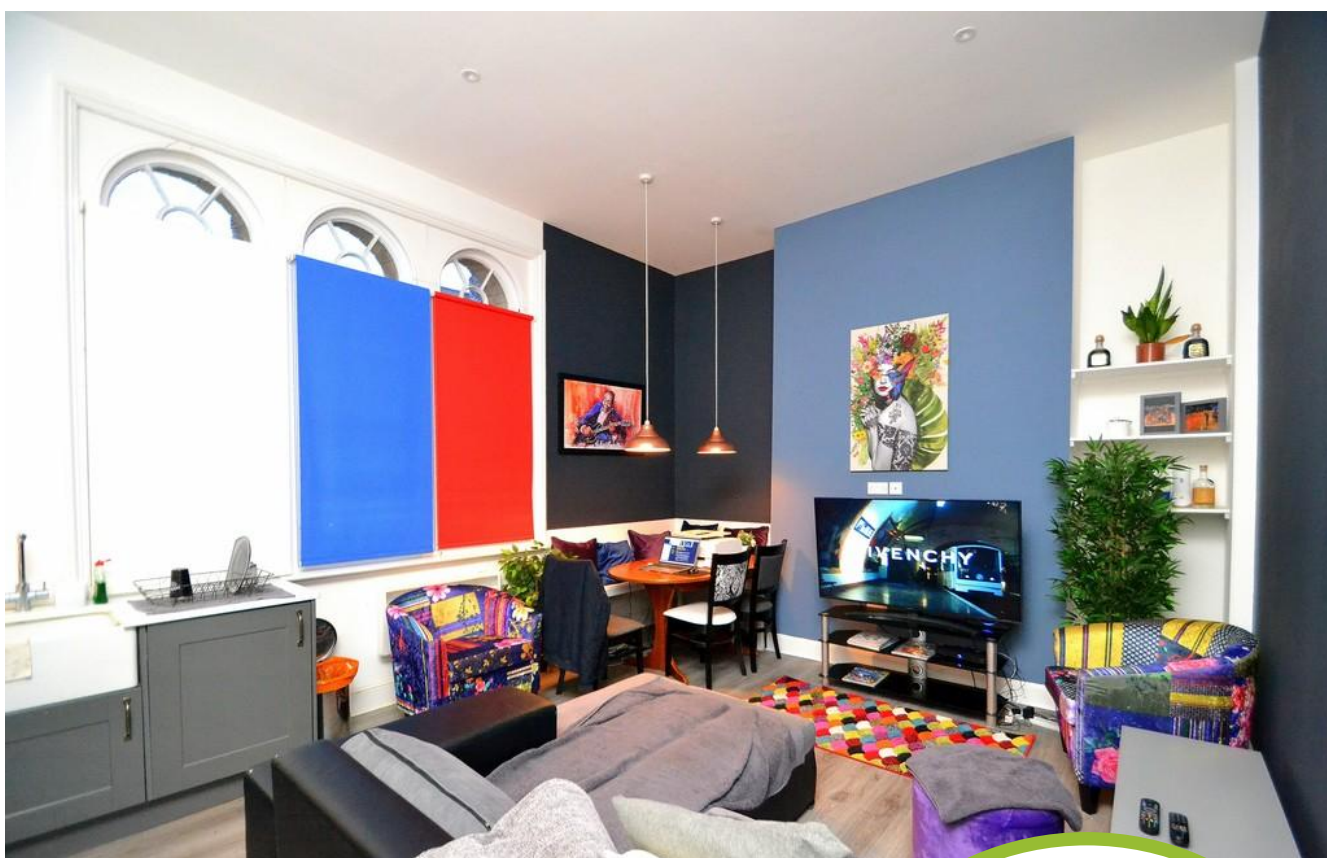
Guide Price

**£220,000**

Subject to contract

**No onward chain**

**2 bedrooms**  
**2 reception rooms**  
**1 bathroom**



This beautifully converted two bedroom apartment is ideally located in the Ipswich town centre.



## Some details

### General information

Offered for sale with no onward chain is this beautifully converted two bedroom apartment ideally located in the Ipswich town centre. The building was converted in 2019 to create two contemporary apartments which blend modern fittings with many original features. The property has electric heating, original arched windows, a study area and an open-plan kitchen/living space.

The communal entrance gives access to two apartments, flat 2 is located on the first floor. The accommodation comprises a large entrance hall with 8 ft. ceilings, two windows to the rear, one being a large original arched window and doors to all rooms. The open-plan kitchen/living space has three arched windows to the front, two ceiling pendant lights and a modern shaker style kitchen. The kitchen is well equipped with a range of base and eye level units, work surfaces, butler sink and integrated appliances including fridge/freezer, washing machine, electric oven and hob with extractor over.

Both bedrooms are doubles and have arched windows to the front aspect. There is a separate study area with a window to the rear. The bathroom has a modern suite of WC, basin and bath with shower over. There is a heated towel rail, airing cupboard and window to the rear.

### Entrance hall

### Kitchen/family room

17' 8" x 13' 0" (5.38m x 3.96m)

### Study

9' 10" x 5' 1" (3m x 1.55m)

### Bedroom one

13' 0" x 9' 6" (3.96m x 2.9m)

### Bedroom two

13' 0" x 7' 3" (3.96m x 2.21m)

### Bathroom

10' 4" x 5' 11" (3.15m x 1.8m)

### Outside

There is a communal area to the rear which also has the benefit of bike racks.

### Location

Museum Street lies in the heart of Ipswich town centre providing excellent links to a wide range of shops, restaurants and Christchurch Park. The vibrant Waterfront is a short walk away with further restaurants and bars. For the commuter Ipswich's Mainline Railway Station is easily accessible providing links to London's Liverpool, Cambridge and Norwich.

### Important information

Council Tax Band - B

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

Tenure - Leasehold

EPC rating - E

Our ref - SRL

Lease details – 125 year lease from 2019

Ground rent- £200 PA

Service charge- £616.50 every six months

### 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

From Ipswich's Cornhill proceed down Westgate Street, at the crossroads with High Street turn left onto Museum Street and after a short distance the property can be found on the left hand side.

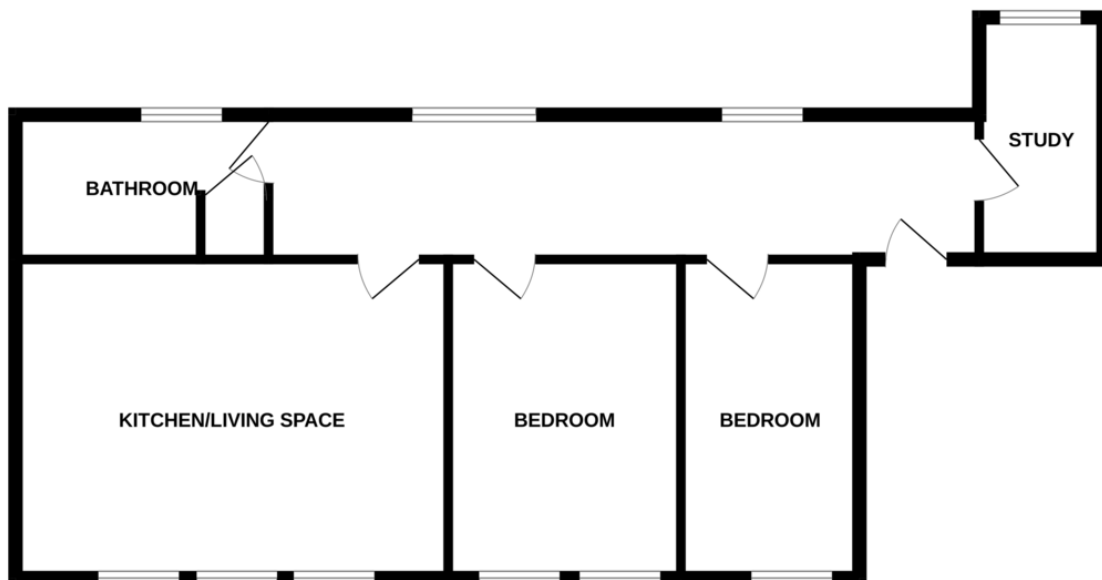
### Further information

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

**fennwright.co.uk**

### 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**

**fennwright.co.uk**

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#### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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