



4 Chambers House  
Belgrove Place | Blackheath Avenue | Ipswich | Suffolk | IP3 8XT

Guide Price £ 375,000 | Leasehold





## 4 Chambers House

This impressive, contemporary New York loft style apartment in the Italianesque Chambers House forms part of this stunning conversion of a former Victorian Hospital which is located to the East side of Ipswich. There are four luxury apartments within Chambers House, all of which have a private garden, garage and an allocated car space.

The apartment has been sympathetically designed to retain and enhance many of the Victorian features including the stunning, huge sash windows and original cornicing.

This first floor apartment has lift access and boasts a stunning open-plan living/dining/kitchen area with a 22' ceiling height, two bedrooms, two bathrooms, utility room and flexible mezzanine area offering the possibility of a large third bedroom.

This property is offered with No Onward Chain.



Formal main entrance accessed along a lit, paved path between the private garages and four private gardens, up steps to the glazed double doors with intercom to main communal entrance, stairs and landing. Central alarm system. Fully carpeted, with contemporary tall radiators, inset spotlights and feature arch sash window. Lift and stairs to first floor.

Solid wood front door to

### **Entrance Hall**

Large double doored cupboard housing Worcester gas fired boiler, fuse box and extra storage. Coconut matting to floor, intercom system, pendant light. Wood panelled door opening into



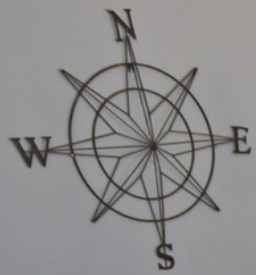
## Living space

An impressive 22' high New York loft style open plan living area with two huge, arched sash windows with plantation shutters and curtains on metal poles.

Contemporary radiators under. Two feature pendant lights and uplighters concealed in the original cornicing. Various wall uplighters, TV point and plenty of space for sofas and lounge furniture. There is wood effect flooring throughout the living space.



Under the stairs is an area currently used as a useful work space with a further radiator.





## Kitchen area

Dark coloured, Shaker style kitchen base and eye level cabinets with granite worktops finished with matching upstand. A good range of storage including a tall larder, drawers and cupboards. Stainless steel one and a half bowl sink and mixer tap. Built in Indesit dishwasher. Siemens stainless steel gas hob with Perspex splashback and Siemens stainless steel extractor over. Built in Siemens electric oven under. Built in Indesit fridge and freezer.



Matching breakfast bar island with extra storage in two deep pan drawers and a double cabinet.





Panelled wood door to

## Inner Hall

With two pendant lights. Doors off to

## Utility Room

Cabinets to match the kitchen for storage and to conceal the Hoover washer drier. One double eye level storage cabinet. Inset spotlights. Loft hatch.



## Bathroom

Matching modern suite comprising vanity unit with basin inset in to granite worktop with storage under, panelled bath with shower over, glass screen and Metro tile surround and medium level WC. Wall cabinet over vanity with mirrored door. Chrome heated towel rail, inset ceiling spotlights and extractor.





## Bedroom Two

A double room with sash window to front with plantation shutters and radiator under. Fully carpeted, two pendant ceiling lights.

## Master Bedroom

A double room with sash window to front with plantation shutters and radiator under. Two pendant ceiling lights. Feature panelled wall with spotlights over. Satellite, TV and radio points. Door to



## En Suite Shower Room

Walk in shower with rainfall head and hand-held shower attachment, glass screen and Metro tiled surround. Close coupled WC and modern vanity cabinet with storage under the basin. Mirror with lights, inset spot ceiling lights and extractor.





From the living space, carpeted stairs with wooden bannisters to the

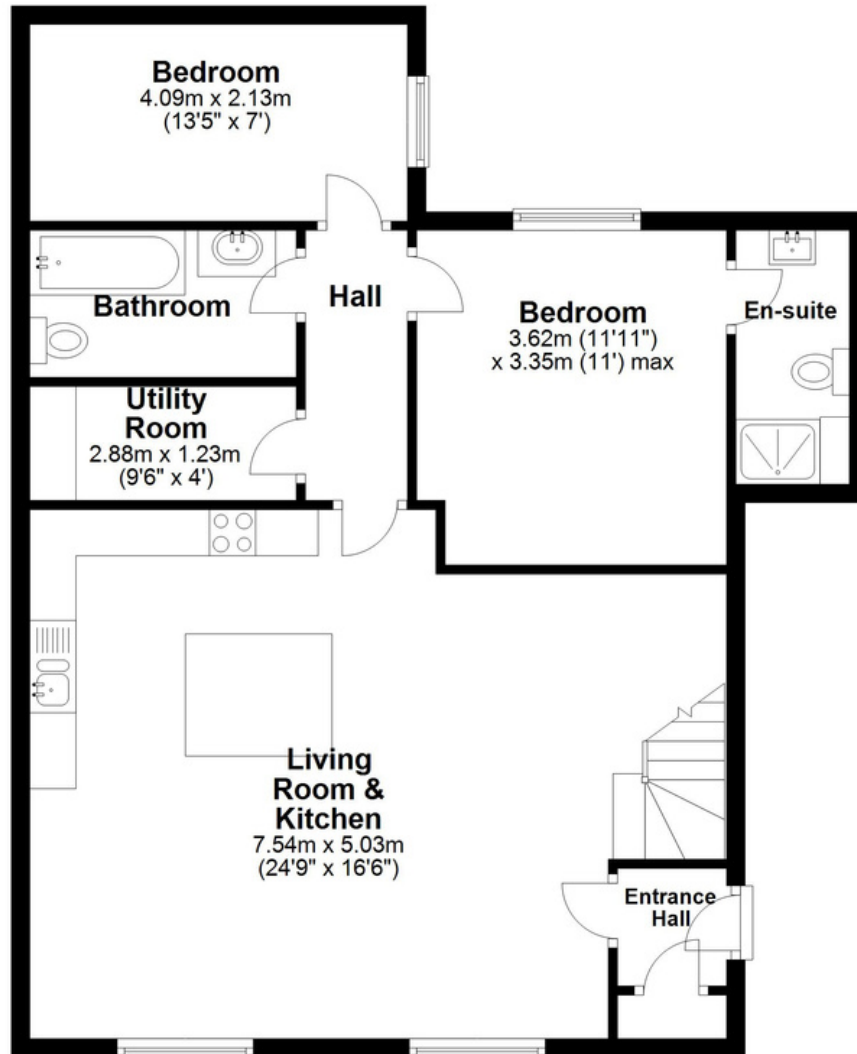
### **Mezzanine**

A large, versatile space, the full width of the apartment with wooden bannister railings for a light and airy feel. Currently used as a bedroom and lounge. Full carpeted. Spot lights and modern radiators. Door to

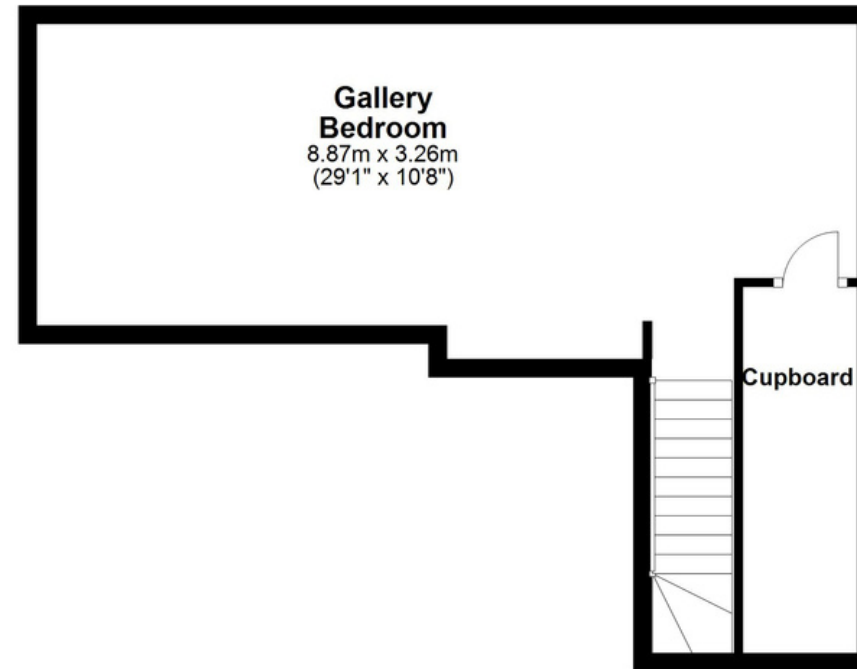


Large Storage area. Fully carpeted with inset ceiling spot lights. Could easily be a walk in wardrobe.

**First Floor**  
Approx. 78.7 sq. metres (847.1 sq. feet)



**Gallery**  
Approx. 37.6 sq. metres (404.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 116.3 sq. metres (1251.4 sq. feet)

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## Outside

There is a single garage and two car parking spaces. This apartment also benefits from a 20m x 20m garden located to the front of the building. It is fenced in with a gate offering security and privacy. It features decorative screens, wooden decking and a shingle area.



## Services

We are advised by the vendor that mains electricity, water, and drainage are connected. The property benefits from gas-fired central heating.

## Possession

Vacant possession upon completion

## Lease

HM Land Registry documents show the lease is 150 years from 1.1.2017.

## Ground rent

£ 375 per annum

## Service charge

Maintenance of communal areas guideline for 2023 - £ 2725.87 per annum

## What three words ///oils.sugar.author

Please note that there is a possibility to purchase furniture and furnishings by separate negotiation.

## Council Tax

Ipswich Borough Council – Band D  
– 2023/24 - £ 2154.69

## About The Area

The property is situated on the much favoured East side of the county town of Ipswich. There are a range of local shops and amenities and the many excellent retail parks within easy reach on the Eastern outskirts of Ipswich. Waitrose and John Lewis are nine minutes by car. Ipswich Hospital is 6 minutes by car. There is easy access to the A12/A14 and town centre, along with its mainline railway station with direct links to London.

Next door to the nine hole, heathland St Clements Golf course, with Rushmere and Purdis golf courses nearby.

Woodbridge is around 20 minutes away and is a well-served market town, steeped in history with a fine selection of shops and restaurants.

## Viewing strictly by appointment with

Fine & Country Ipswich - 01472 289700 or

## Outside Normal Office Hours -

Mark Halls MRICS - 07770 814748



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