

Alexander House, Fore Street, Ipswich, Suffolk
£150,000

*** GRACE ESTATE AGENTS *** are pleased to present this character Grade II Listed modern apartment situated within the centre of Ipswich.

The apartment comprises, hallway, downstairs cloakroom, lounge, modern fitted kitchen, modern bathroom, double bedroom.

The apartment has been tastefully decorated and is carpeted in living and bedroom areas and lino flooring in the kitchen, cloakroom and bathroom.

The apartment is ideally located within a short walking distance to Ipswich town centre, but yet is a quiet location and the entrance has his own separate door with secure phone entry system,

The historic waterfront and Ipswich University therefore offering a wide host of amenities on your doorstep.



- 1 Bedroom Character Apartment
- Converted Grade II Listed Building
- Lounge
- Modern Fitted Kitchen With Integrated Appliances
- Modern Fitted Bathroom
- Downstairs Cloakroom
- Centrally Located
- Communal Rear Courtyard Area
- Quiet Location
- Own Separate Entrance



HALLWAY

Entrance hall, double glazed front door, frosted glass, radiator, secure phone entry system, thermostat.

LOUNGE

15'9" x 11'4" (reducing down 10'0") (4.81 x 3.47 (reducing down 3.07))
Double glazed windows overlooking courtyard. Grey carpeting.

CLOAKROOM

5'10" x 3'1" (1.79 x 0.94)
Pedestal hand wash basin, and mixer tap with built in cupboard surround, low level WC white gloss cupboard with lock. Grey lino flooring.

KITCHEN

11'1" x 8'0" (3.40 x 2.45)
A range of wall and base units, integrated fridge freezer, dishwasher, electric hob, oven, extractor/induction, grey lino flooring, black sink and drainer, black mixer tap, black roll top work surfaces, double glazed window to side, radiator, boiler housed in cupboard.

LANDING

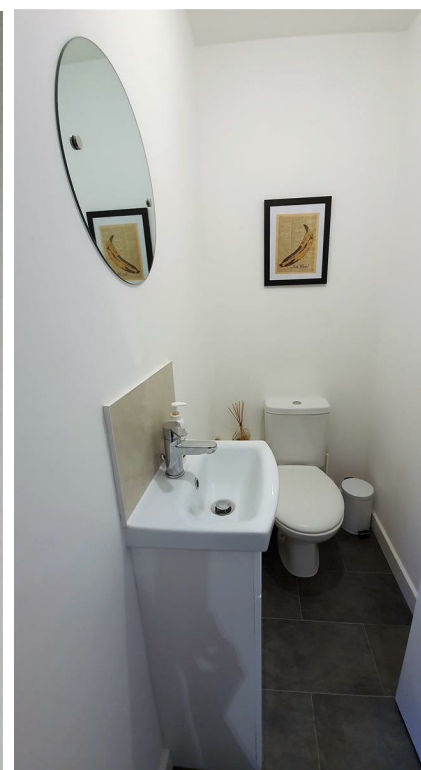
Grey carpeting, white walls.

BEDROOM

14'0" x 11'4" (4.28 x 3.47)
Windows overlooking courtyard, (secondary glazing), small window on opposite side (double glazed), radiator, loft hatch, grey carpeting.

BATHROOM

Three piece suite comprising, pedestal sink with cupboard under, low level WC, panel bath with shower over, shower screen, towel radiator, part tiled bath area, mirrored light, grey lino flooring.

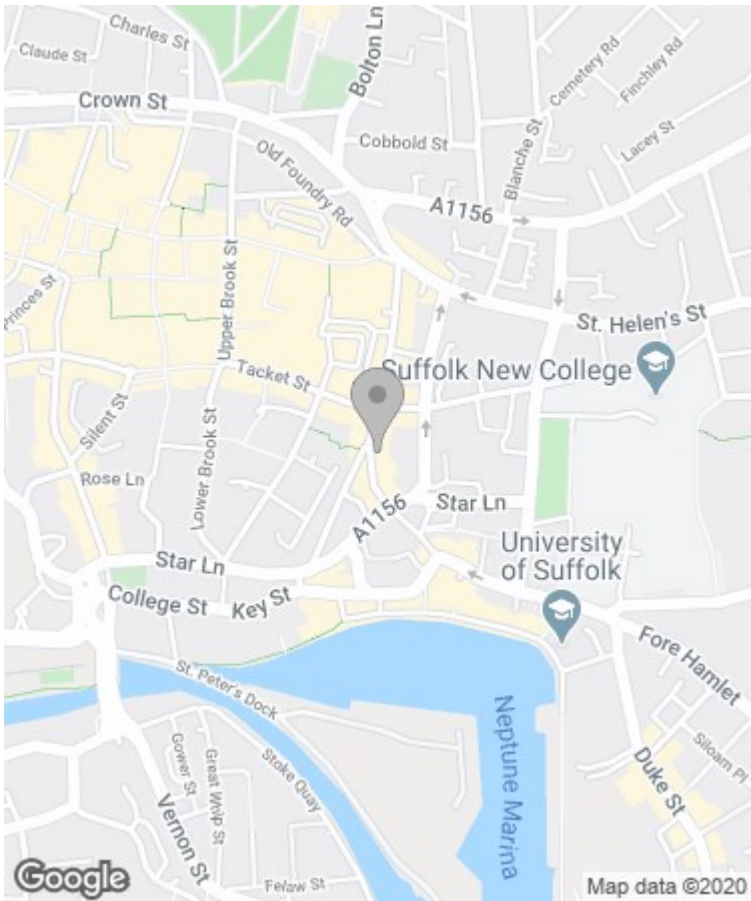




Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	