

St Edmund House | Rope Walk | Ipswich | IP4 1NF

O.I.E.O £150,000 Leasehold





# St Edmund House, Rope Walk, Ipswich, IP4 1NF

CHAIN FREE - A superbly presented two double bedroom ground floor apartment with 1064 square feet of striking open plan contemporary design living space and secure underground allocated parking. Lying on the Eastern fringe of the town centre within close proximity to the waterfront and university, this superior apartment is favourably positioned at the end of the development offering particularly light and airy accommodation of generous proportions comprising; private entrance hall, open plan lounge/kitchen/diner with integrated kitchen appliances, two double bedrooms both with en-suites plus a cloakroom. The apartment Benefits from electric wet system central heating, double glazing, stylish décor and well kept communal areas with lift and stairs to all floors, early viewing is highly advised.

## COMMUNAL ENTRANCE

With remote intercom access to communal reception.

## COMMUNAL RECEPTION

Post boxes, lifts and stairs to all floors including underground secure parking area.

## GROUND FLOOR CORRIDOR

Private entrance into apartment entrance hall.

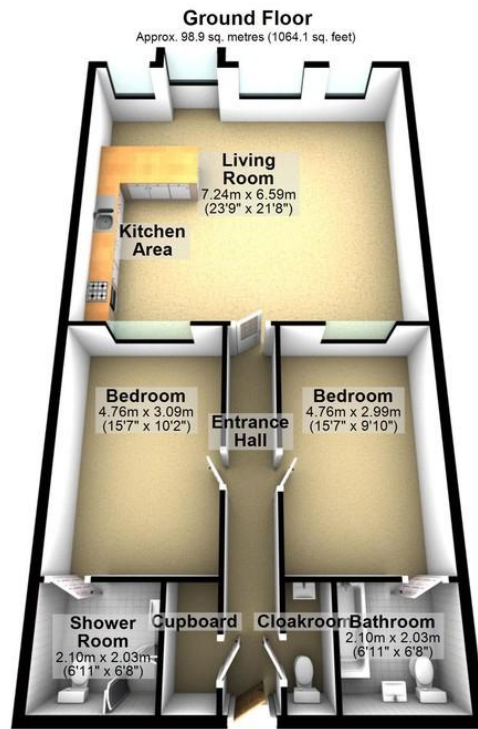
## ENTRANCE HALL

Central hallway with remote wall mounted intercom, Built in cupboard housing electric boiler,

## CLOAKROOM

Comprising Low Level WC, wash hand basin, extractor fan, chrome heated towel rail.





Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### **BEDROOM 1**

15' 7" x 10' 2" (4.76m x 3.09m) Carpeted flooring, internal window through to lounge, radiator, door into en-suite.

### **EN-SUITE**

6'11" X 6' 8" (2.10m X 2.03m) Comprising Low level WC, wash hand basin and bath with mixer shower over, tiled splashbacks, extractor fan, chrome heated towel rail.

### **BEDROOM 2**

15' 7" x 9' 10" (4.76m x 2.99m) Carpeted flooring, 2 pillars within room, radiator, internal window through to living room, door into en-suite.

### **EN-SUITE**

6'11" x 6' 8" (2.10m x 2.03m) Comprises low level WC, wash hand basin and shower cubicle, extractor fan, chrome heated towel rail. vinyl flooring.

### **OPEN PLAN LIVING/KITCHEN/DINING**

23' 9" x 21' 8" (7.24m x 6.59m) Carpeted in living area, tv aerial, double glazed windows to side aspect, 2 radiators, tile effect flooring in kitchen/dining, modern fitted kitchen with roll edge worktops, integrated fridge/freezer and washing machine, stainless steel single sink and drainer with swan neck mixer tap, electric oven and hob with stainless steel extractor hood.

### **SECURE ALLOCATED PARKING**

Staircase down or take the lift to secure allocated parking using key fob for access, remote controlled roller door, Bin store and cycle store.

### **LEASE INFORMATION**

Lease remaining – Approx 121 years

Service charge – Approx £1437.66 PA including building insurance.

Ground rent – Approx £300 PA

## Energy Performance Certificate



St. Edmund House, Rope Walk, IPSWICH, IP4 1NF

Dwelling type: Mid-floor flat  
 Date of assessment: 25 June 2016  
 Date of certificate: 25 June 2016  
 Reference number: 2558-7087-7396-3686-6970  
 Type of assessment: SAP, new dwelling  
 Total floor area: 99 m²

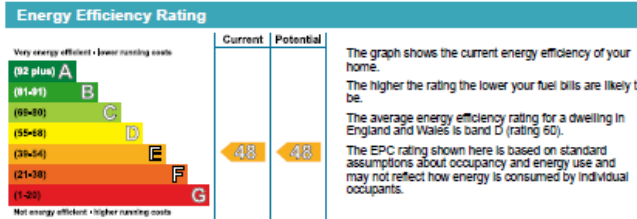
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 4,287**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	Not applicable
Heating	£ 3,573 over 3 years	£ 3,573 over 3 years	
Hot Water	£ 462 over 3 years	£ 462 over 3 years	
<b>Totals</b>	<b>£ 4,287</b>	<b>£ 4,287</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



**VIEWING STRICTLY BY APPOINTMENT  
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125 Dale Hall Lane, Ipswich IP1 4LS  
 Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)