

52 Wolsey Street, Ipswich, IP1 1AF



**2** bedrooms  
**1** reception room  
Bathroom and en-suite

**Leasehold**  
Guide Price  
**£150,000**  
Subject to contract  
**2 Balconies**



Benefiting from secure allocated parking and two large balconies is this two double bedroom duplex apartment

# Some details

## General information

Situated on the fringes of the town centre offering excellent access to Ipswich mainline railway station is this two double bedroom duplex apartment which is offered with no onward chain. Along with secure allocated parking the property has electric underfloor heating, double glazed windows and two large balconies that look toward the town centre. There is also lift access to all floors.

The entrance hall has a spiral staircase to the first floor. The main bedroom is located to the rear of the hall and has a dual aspect outlook with a door onto the large wrap round balcony. Adjacent to the main bedroom is an en-suite comprising of a shower, basin and WC. Bedroom two is also a double bedroom with a door onto the balcony and window to the side. The bathroom comprises a bath, basin and WC.

The first floor landing leads into the lounge/diner which has a built-in cupboard, partially vaulted ceiling and door onto a balcony. The kitchen comprises a range of base units, wall cupboards, work tops and drawers. Integrated appliances include a hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine.

## Entrance hall

9' 8" x 6' 9" (2.95m x 2.06m)

## Bedroom one

12' 3" x 11' 11" (3.73m x 3.63m)

## Ensuite

6' 4" x 5' 3" (1.93m x 1.6m)

## Bedroom two

12' 8" x 8' 8" (3.86m x 2.64m)

## Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)

## Landing

## Lounge/diner

14' 3" x 12' (4.34m x 3.66m)

## Kitchen

11' x 5' 2" (3.35m x 1.57m)

## The outside

The apartment block is accessed via a secure gated entrance for both pedestrians and vehicles and there are communal gardens. There is one allocated parking space and lift access to all floors.

## Where?

The property is situated in the heart of the town centre on the fringes of the Cardinal Park development which has a cinema and an extensive range of restaurants and bars. The mainline railway station with links to London Liverpool Street is a short walk away as is the town centre.

## Important information

Council Tax Band - C

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

Tenure - Leasehold

EPC rating – C

## Lease information

Length of lease: 125 years from 2007

Ground Rent: £175 per annum

Service Charge: approximately £1,489 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

Leave Ipswich town centre in a south westerly direction along Princes Street and turn left at the traffic lights into Franciscan Way, take the second right into Wolsey Street where the block can be found immediately on the right.

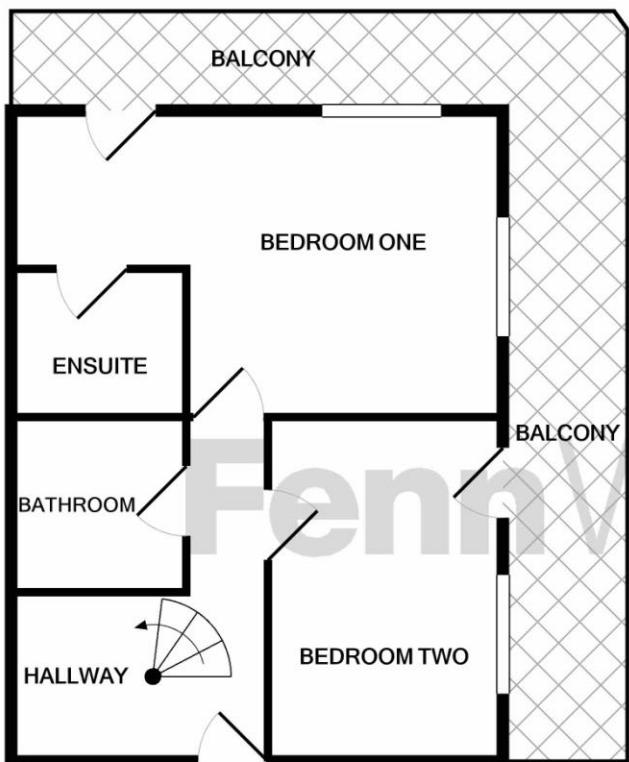
## Further information

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

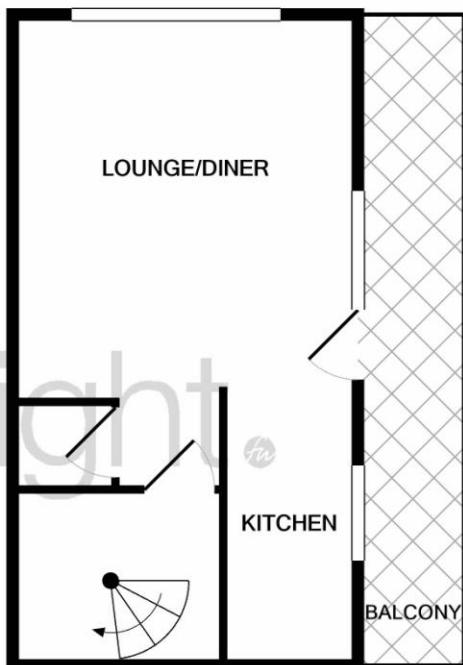
**fennwright.co.uk**

## Viewing

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



GROUND FLOOR



1ST FLOOR

To find out more or book a viewing

**01473 232 700**

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Particulars for 52 Wolsey Street, Ipswich, IP1 1AF

