

96 Wolsey Street, Ipswich, IP1 1AF



2 bedrooms
1 reception room
Ensuite and bathroom

Leasehold

Guide Price

£155,000

Subject to contract

No onward chain

Some details

General information

Experience the benefits of town centre living with this fine example of a two double bedroom duplex apartment with secure allocated car space. Along with a large wrap round balcony there is an en-suite to the main bedroom, double glazed windows and electric underfloor heating.

The entrance hall has stairs to the first floor. The main bedroom has a dual aspect outlook with doors on to the balcony. The en-suite comprises a shower, basin and WC. There is a second double bedroom which has a built-in cupboard and door on to the balcony. The bathroom comprises a bath, basin and WC.

The landing opens in to the kitchen/dining/living space. There is a built-in cupboard and part-vaulted ceiling with the kitchen area having a range of base units, wall cupboards, work tops and drawers. There is an integrated hob, oven and hood, fridge/freezer, dishwasher and washing machine.

Entrance hall

Bedroom one

16' 3" x 9' (4.95m x 2.74m)

Ensuite

7' 1" x 5' 1" (2.16m x 1.55m)

Bedroom two

10' 11" x 9' 1" (3.33m x 2.77m)

Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)

Landing

Kitchen/dining/living space

16' 8" x 16' 3" (5.08m x 4.95m)

To find out more or book a viewing

01473 232 700

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The outside

The apartment block is recessed from Wolsey Street and 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: Approx £175 per annum

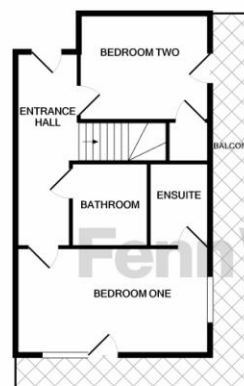
Service charge: £1,398 per annum

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.



GROUND FLOOR



1ST FLOOR

