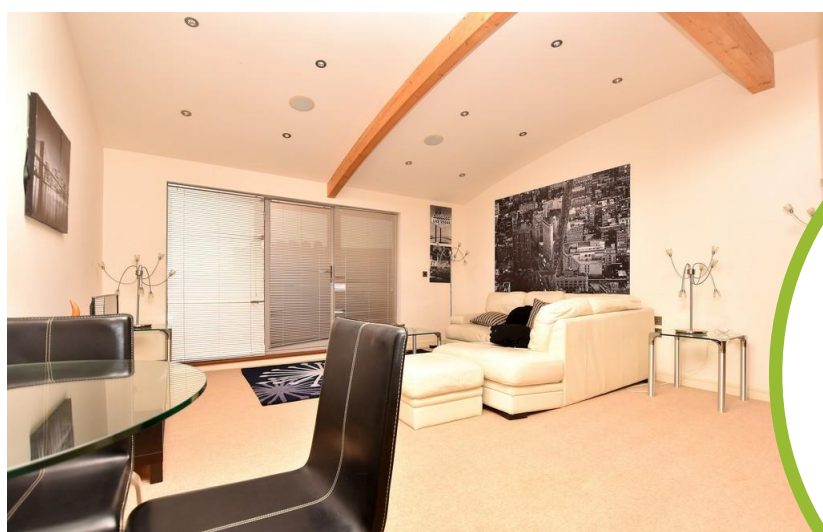


56 Wolsey Street, Ipswich, IP1 1AF



Leasehold

Guide Price

£175,000

Subject to contract

No onward chain

2 bedrooms

25ft. kitchen/sitting room

Bathroom and en-suite



A duplex penthouse apartment with three balconies, secure allocated parking, an en-suite along with Jack and Jill bathroom.

Some details

General information

Offered with no onward chain is this two bedroom duplex penthouse apartment which has secure allocated parking, three balconies, en-suite, Jack and Jill bathroom, double glazing and electric underfloor heating.

The entrance hall has a built-in cupboard and a spiral staircase to the living floor. Accessed from the hall are both double bedrooms. Bedroom one has a door onto the balcony which overlooks a local church and the town centre, adjacent to this is the en-suite comprising a shower, basin and WC. Bedroom two also has a door leading on to the balcony which also overlooks a local church and town centre. There is also access to the Jack and Jill en-suite which comprises bath, basin and WC and a door leading back into the entrance hall.

The spiral staircase takes you up to the landing which opens into an impressive open-plan kitchen/sitting room which has a dual aspect with balconies to either side. The larger of the two balconies spans the width of the property and again has views over the surrounding area. There is a small balcony to the other side off the kitchen. The kitchen is well equipped with a range of base units, wall cupboards, worktops and drawers. Integrated appliances include a hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine.

Entrance hall

Bedroom one

19' 11" x 11' 7" (6.07m x 3.53m)

En suite

8' 2" x 4' 8" (2.49m x 1.42m)

Bedroom two

12' 10" x 10' (3.91m x 3.05m)

Ensuite/bathroom

7' x 5' 6" (2.13m x 1.68m)

Landing

Kitchen/sitting room

25' 11" x 15' 4" (7.9m x 4.67m)

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 - D

Services - We understand that mains water, drainage, gas 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: £2,044.06 per annum

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.

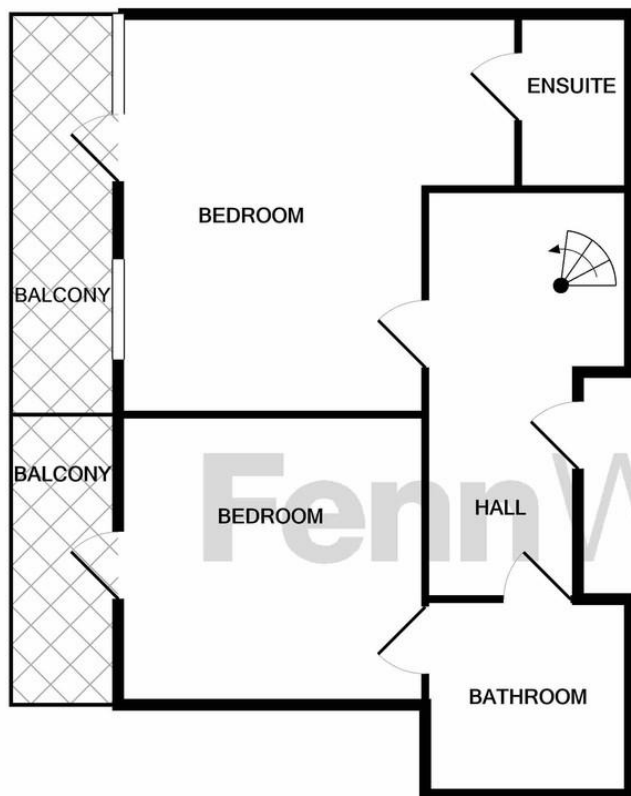
Further information

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

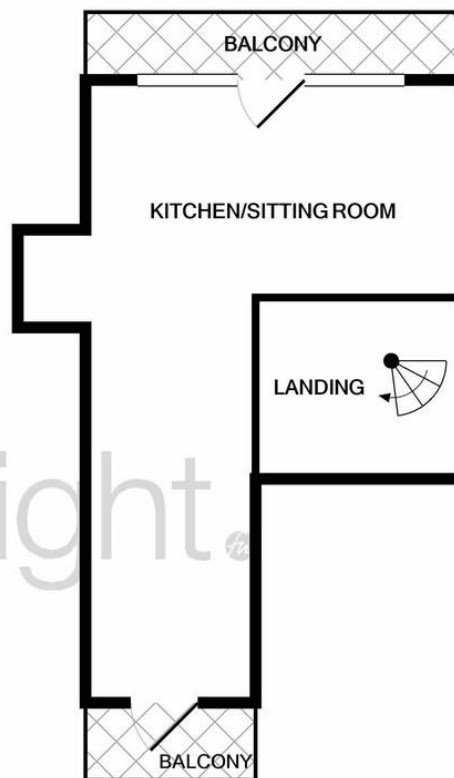
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Viewing

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 56 Wolsey Street, Ipswich, IP1 1AF

