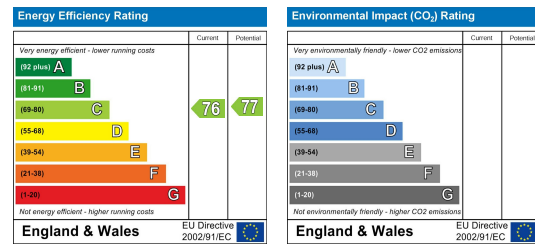


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 1 15 Great Colman Street, Ipswich IP4 2AA

£155,000

A TWO bedroom ground floor apartment situated in the desirable Colman's Garden's building in the heart of Ipswich Town Centre. Accommodation consists of two double bedrooms with en - suite, bathroom, OPEN PLAN fitted kitchen/lounge/diner with double doors opening onto your own courtyard style garden. The property also boasts secure parking with an allocated space, benefits from underfloor heating and being within the heart of Ipswich town centre offering many services and amenities. **NO ONWARD CHAIN.**



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Door to communal hall with letterboxes.

Ground floor.

Private door to

ENTRANCE HALL:

Airing cupboard with water heater, under floor heating, doors off

BEDROOM ONE: 9'5 x 9'4 (2.87m x 2.84m)

Double glazed window to your rear garden, under floor heating, built in wardrobe space, door to...

EN-SUITE:

Shower cubicle, hand wash basin, W.C, extractor, tiled floor with under floor heating.

BEDROOM TWO: 12 x 9'4 (3.66m x 2.84m)

Double glazed window to rear and under floor heating.

BATHROOM:

Double shower cubicle with glass screen, hand wash basin, W.C, tiled floor with under floor heating.

OPEN PLAN LOUNGE/DINER/KITCHEN: 24 x 21'4 (7.32m x 6.50m)

KITCHEN: Wall and base units, drawers, worktops, sink and drainer, space for appliances, tiled splash backs, opens to lounge/diner

LOUNGE/DINER: Double glazed window to rear, double doors to your own private garden. Oil filled electric heaters.

This open plan space has windows looking out to the rear with trees and parking spaces, and the double doors open to your own courtyard style garden.

OUTSIDE:

This lovely outside space is enclosed by a fence and enjoys a patio and flower/shrub beds. A gate to the parking area with access to your allocated parking space. A secure area with access via an electric gate.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is A and the property is on a water meter. Service charge is £1,600 per year, ground rent £200 per year and length of lease is 125 years with 106 years remaining.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

