



Flat 8 Blackheath Avenue, Ipswich IP3 8XP



welcome to

Flat 8 Blackheath Avenue, Ipswich

A well presented, two bedroom flat in the sought-after Ribbans Park Development. Featuring spacious open plan living, two double bedrooms with an ensuite and separate bathroom, this home offers the perfect, flexible accommodation and is suitable for a wide range of buyers.



Situated in the highly desirable and peaceful Ribbans Park Development, this spacious two bedroom flat offers modern, open plan living in a prime location.

This property boasts a generous entrance hall leading to a bright and airy open plan kitchen/lounge/diner, ideal for both relaxing and entertaining. There are two double bedrooms, including an ensuite to the master and a separate bathroom, both contemporary and ready to move in. Additional benefits include allocated parking plus further visitor parking, and a quiet, well maintained setting that is conveniently located for local amenities, schools, shops and transport links.

Entrance Hall

Kitchen/Lounge/Diner

Master Bedroom

Ensuite

Bedroom Two

Bathroom

Outside



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Flat 8 Blackheath Avenue, Ipswich

- TWO DOUBLE BEDROOMS
- BATHROOM & ENSUITE
- RIBBANS PARK DEVELOPMENT
- PARKING
- COMPLETE ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1857.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW104159 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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