



**Fore Hamlet, Ipswich, IP3 8BF**

**welcome to**

## **Fore Hamlet, Ipswich**

This attractive, characterful 1st floor apartment benefits from two bedrooms, a separate lounge and dining room, a balcony and one allocated parking space. Viewing highly recommended!

### **Dining Room**

Beautiful dining room with hard oak wood effect flooring, one storage radiator with cover, double doors to the lounge and spotlights.

### **Hallway**

Leading to the kitchen with hard wood effect flooring and a door to the bathroom.

### **Kitchen**

Tiled effect flooring, double glazed window to the side, one storage radiator with cover, eye and base level units in wood effect with marble effect worktop surfaces, all integrated appliances, fitted extractor hood, a stainless steel sink plus drainer and chrome mixer tap, spotlights and blue tiled splashback.

### **Lounge**

Stunning lounge with hard oak wood effect flooring, one storage radiator with cover, a fireplace with tiled surround and wooden mantel, fitted shelving, double glazed sliding doors to the balcony and double doors to the dining room.

### **Balcony**

A glass balustrade, artificial grass and space for a table and chairs.

### **Master Bedroom**

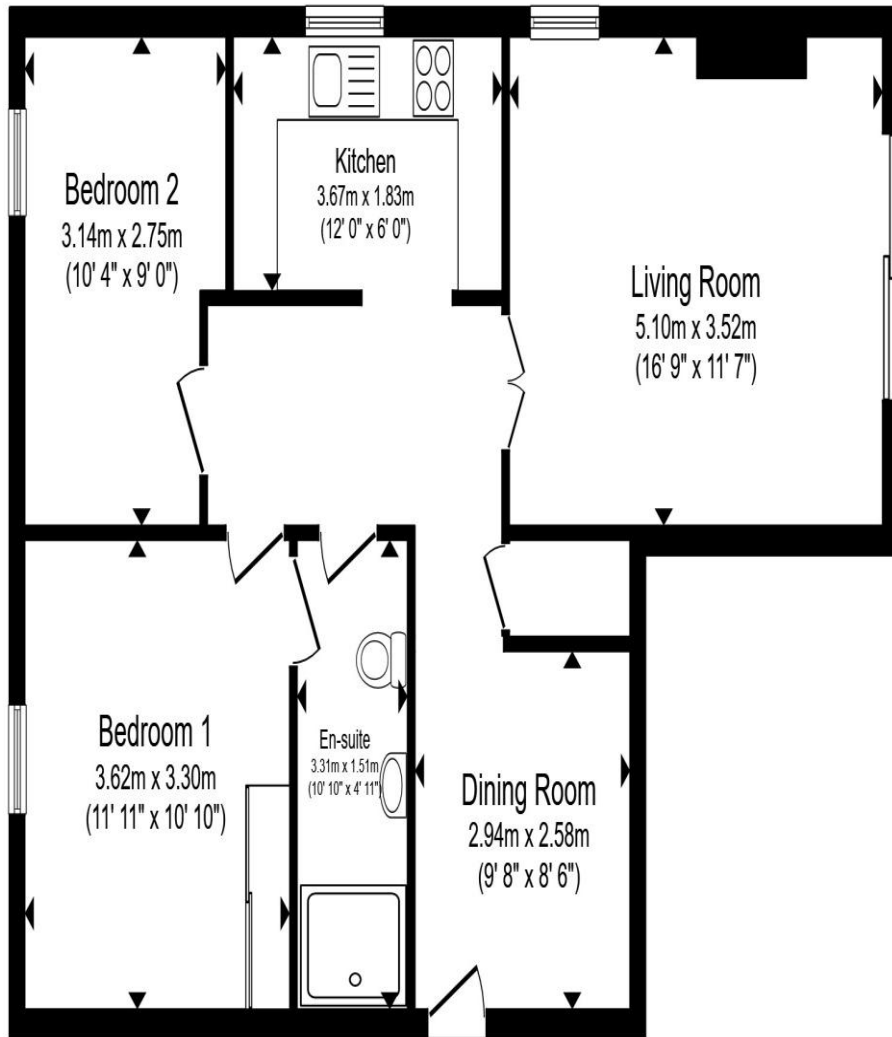
Carpet flooring, one storage radiator with cover, double glazed window to the front, a built in wardrobe and a door to the bathroom.

### **Bedroom Two**

Carpet flooring, one storage radiator with cover, double glazed window to the side.

### **Bathroom**

Marble tiled effect flooring, two vanity sinks, low level WC, extractor fan, chrome heated towel rail, a shower with glass enclosure and tiled splashback. This bathroom is accessed from both the hallway and the master bedroom.



Total floor area 70.0 m<sup>2</sup> (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Fore Hamlet,**  
**Ipswich**

- Two bedrooms
- 1st floor apartment
- Separate lounge & dining room
- Balcony to the rear
- One allocated parking space

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 2500.05  
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£140,000**



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Property Ref:  
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