



**Downham Boulevard, Ipswich, IP3 9UR**

***welcome to***

## **Downham Boulevard, Ipswich**

This well-presented, two bedroom apartment benefits from an open plan kitchen/lounge, a study, one allocated parking space and a COMPLETE ONWARD CHAIN!

### **Entrance Hall**

Wood effect flooring, one storage radiator, an airing cupboard and a staircase up to bedroom one.

### **Study**

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

### **Kitchen/Lounge**

Double glazed windows to the front, wood effect flooring, a double glazed door to the balcony, TV point, one storage radiator, double glazed window to the side, a range of eye and base level units with white worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a fridge/freezer, an integrated oven with electric hob and extractor hood,

### **Balcony**

Small balcony with pleasant views.

### **Bedroom Two**

Carpet flooring, one storage radiator and double glazed windows to the rear and side.

### **Shower Room**

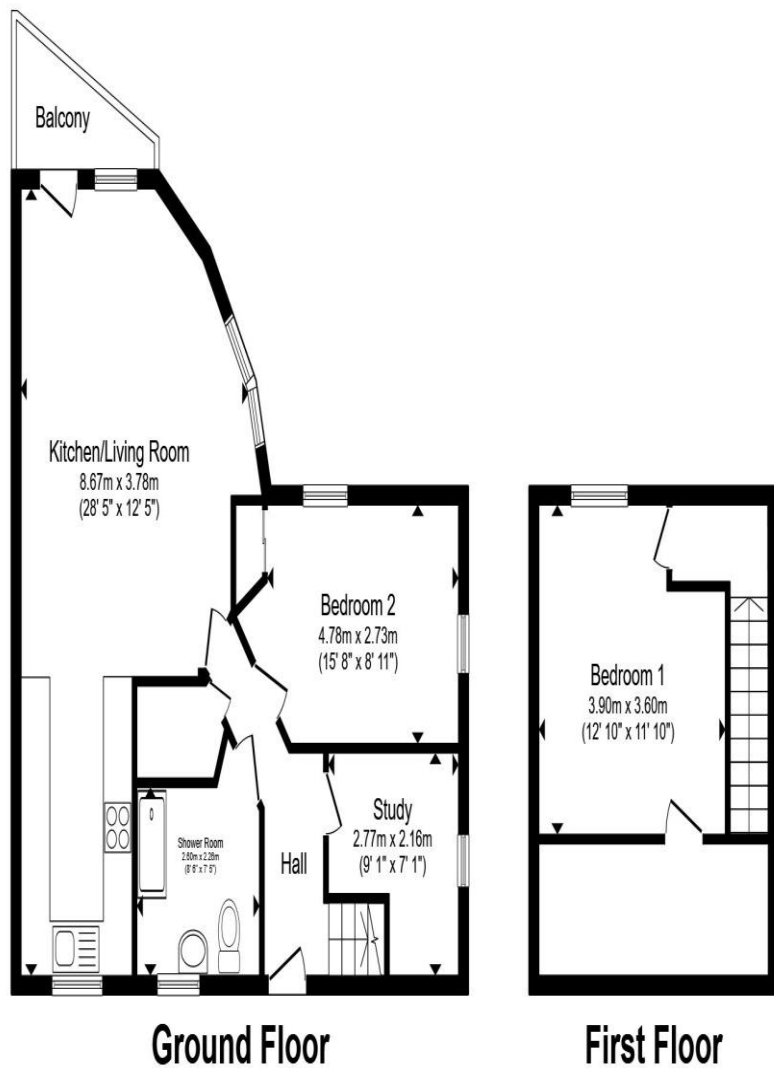
Sparkle effect tiled flooring, heated towel rail, enclosed WC, vanity sink with waterfall chrome mixer tap, a walk in shower and part tiled walls.

### **Bedroom One**

Carpet flooring, a storage cupboard, one storage radiator and double glazed window to the rear.

### **Parking**

One allocated parking space.



Total floor area 87.2 m<sup>2</sup> (939 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**  
**Downham Boulevard,**  
**Ipswich**

- Complete onward chain
- Split level apartment with two bedrooms
- Open plan kitchen/lounge with balcony
- Study
- One allocated parking space

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



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Property Ref:  
IPS121791 - 0003

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