

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



2 BEDROOM 4TH FLOOR APARTMENT
TOTAL FLOOR AREA: 687 sq.ft. (63.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix 0200

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	
			EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	

To arrange a viewing of this property, or book a free valuation of your home
call 01473 215743

PROPERTY MISDESCRIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warranties. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

WWW.NICHOLASESTATES.CO.UK



Capstan House, 51 Patteson Road
Guide Price £160,000
2 Bedrooms, 2 Bathrooms, 1 Receptions

NICHOLAS
ESTATES

WWW.NICHOLASESTATES.CO.UK

Property Description

Guide Price - £160,000 - £170,000

NO ONWARD CHAIN - CASH BUYERS 2 Bedroom 4th floor apartment situated in Capstan House on the Ipswich Waterfront and with views down river towards the Orwell Bridge. The Apartment does require some cosmetic improvements. Benefiting from Double Glazing, Electric heating, Small Balcony looking down river. The apartment is accessed via lift and stairs and has an Entrance hallway, Living room, Kitchen, Bathroom, 2 Bedrooms with the main bedroom having an En Suite. There is secure underground parking. Capstan House is situated in Patteson Road and close to local shops as well as being close to the Cafes, Bars and Restaurants in the Vibrant waterfront area.

Features Include

2 Bedroom 4th Floor Flat
Capstan House
No Onward Chain

Also...

Secure Parking
Double Glazing
Electric Heating



Main accommodation

Entrance

Capstan house has 2 entrances with lift and stairs to the apartment which has Entrance Hallway, Cupboard housing Hot water tank, Electric heater.

Living Room

4.70m (15' 5") x 3.80m (12' 6") Double glazed sliding doors onto thin balcony with south facing aspect. 2 Electric heaters.

Kitchen

3.20m (10' 6") x 2.10m (6' 11") Fitted Units and Work Tops, Sink and drainer, Built in Oven, Hob and Extractor.

Bedroom 1

5.00m (16' 5") x 3.30m (10' 10") max Double glazed window, Built in wardrobe with sliding mirrored doors. Electric heater.

En Suite

2.10m (6' 11") x 1.60m (5' 3") Shower cubicle with shower, Low level wc, Wash Basin.

Bedroom 2

3.90m (12' 10") x 2.30m (7' 7") Double glazed window, Electric heater.

Bathroom

2.00m (6' 7") x 2.10m (6' 11") Suite with Bath, Wc, Wash basin, Towel heater.

Outside

There is a secure underground parking space access from Anchor street.

