

**Attention First Time
Buyers**
Jovian Way Ipswich
Suffolk Offers In
Excess Of £130,000
Leasehold

haart
IPSWICH

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Ref: HRT004218512

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Ideally located within the sought after Blakenham Park Development close shops and amenities is this two bedroom, well presented, ground floor apartment. The accommodation comprises an entrance hallway, lounge/diner, kitchen, two bedrooms, en suite to master and a family bathroom.

- **Ground Floor Apartment**
- **Two Bedrooms**
- **Lounge/Diner**
- **En Suite To Master**
- **Modern Throughout**
- **Allocated Parking**



Communal Entrance

Secure door leading to:

Entrance Hallway

Entrance door with security intercom system, electric heater, airing cupboard with space for tumble dryer, wood effect flooring, doors leading off



Living Room/Diner

Full height double width double glazed window, double glazed window, electric heater, wood effect flooring

Kitchen

Double glazed window, modern fitted kitchen comprising wall and base level units, marble effect worktop, mosaic tiled splashbacks, stainless steel sink with mixer tap over, integrated electric oven with inset electric hob and extractor fan, space for fridge/freezer and washing machine, ceramic tiled flooring, spotlights to ceiling

Bedroom One

Double glazed window, electric heater, wood effect flooring, door to:

En Suite

Modern suite comprising wash hand basin, WC, shower cubicle with glass door, heated towel rail, ceramic tiled flooring, extractor fan

Bedroom Two

Double glazed window, electric heater, wood effect flooring

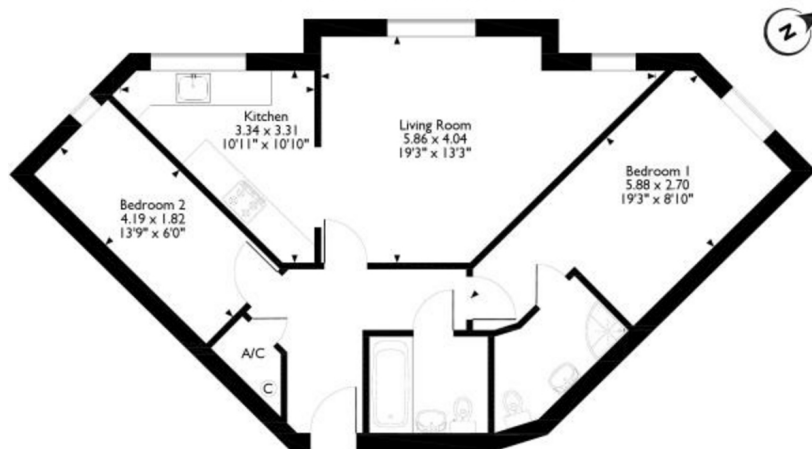
Bathroom

Modern white suite comprising wash hand basin, WC, bath with shower over, heated towel rail, ceramic tiled flooring, extractor fan

Location

Please contact the branch for details

84 Jovian Way, Ipswich



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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