



Rock Estates



23 Meridian Rise
Ipswich, IP4 2GF

Offers in excess of £140,000



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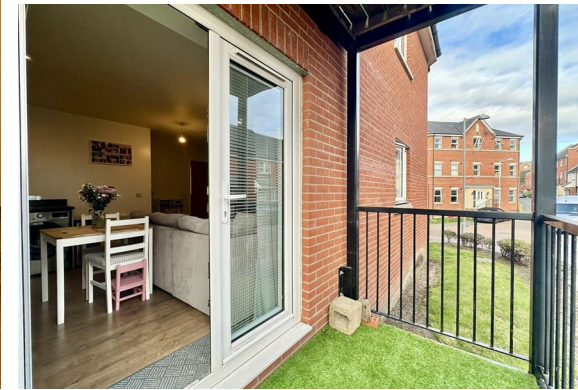
Ipswich, IP4 2GF

Situated on the popular Vista Development in Ipswich is this modern first floor apartment. The property offers a spacious open plan living area, with modern kitchen opening to the private balcony. Two bedrooms and a four piece bathroom suite including bath and separate shower cubicle. There is access to a communal terrace area with views across Ipswich and two secure undercroft parking spaces as well as access to a number of visitor spaces. The property is fully double glazed and benefits from gas central heating.

Located towards the East of Ipswich the property is within easy walking distance of the town centre and vibrant waterfront. The waterfront offers a number of different bars and restaurants overlooking the marina. The town centre itself offers a range of shopping, eateries and recreational facilities. Popular Christchurch Park is also close by and a popular place for walks and its large children's play area.

The A14 and A12 alike are close by for travel further afield. In addition to its road links, Ipswich is well serviced with a number of public transport options, there are plenty of bus routes and also a main line railway station with its direct rail service to London's Liverpool Street - perfect for any commuters!

** Guide Price - £140,000 - £150,000 **





Communal Entrance

Communal access to all flats with telephone secure entrance door.

Hall

Double glazed window to rear. Laminate wood effect flooring. Airing cupboard. Storage cupboard. Security entrance phone system. Radiator. Doors to:

Kitchen/ Diner/ Living Area 15'3" x 18'0" (4.66 x 5.50)

Kitchen:

Double glazed patio doors providing access to the balcony. Range of wall and floor mounted cupboards and drawers. Laminate worktop. Inset 1 1/2 bowl sink with mixer tap over. Integrated single oven. Integrated gas hob with stainless steel splash back and extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Spotlights. Laminate wood effect flooring. Radiator. Wall mounted gas boiler. Space for dining table & chairs.

Living Area:

Luxury vinyl wood effect flooring. Radiator.

Bedroom One 11'3" x 6'9" (3.45 x 2.07)

Double glazed window to front. Wood effect flooring. Radiator.

Bedroom Two approx max 12'9" x approx max 12'3" (approx max 3.89 x approx max 3.74)

Double glazed window to front. Wood effect flooring. Radiator.

Bathroom

Double glazed window to rear. Fully tiled shower cubicle. Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level W.C. Radiator. Luxury vinyl tile wood effect flooring. Spotlights. Extractor fan. Radiator.

Terrace

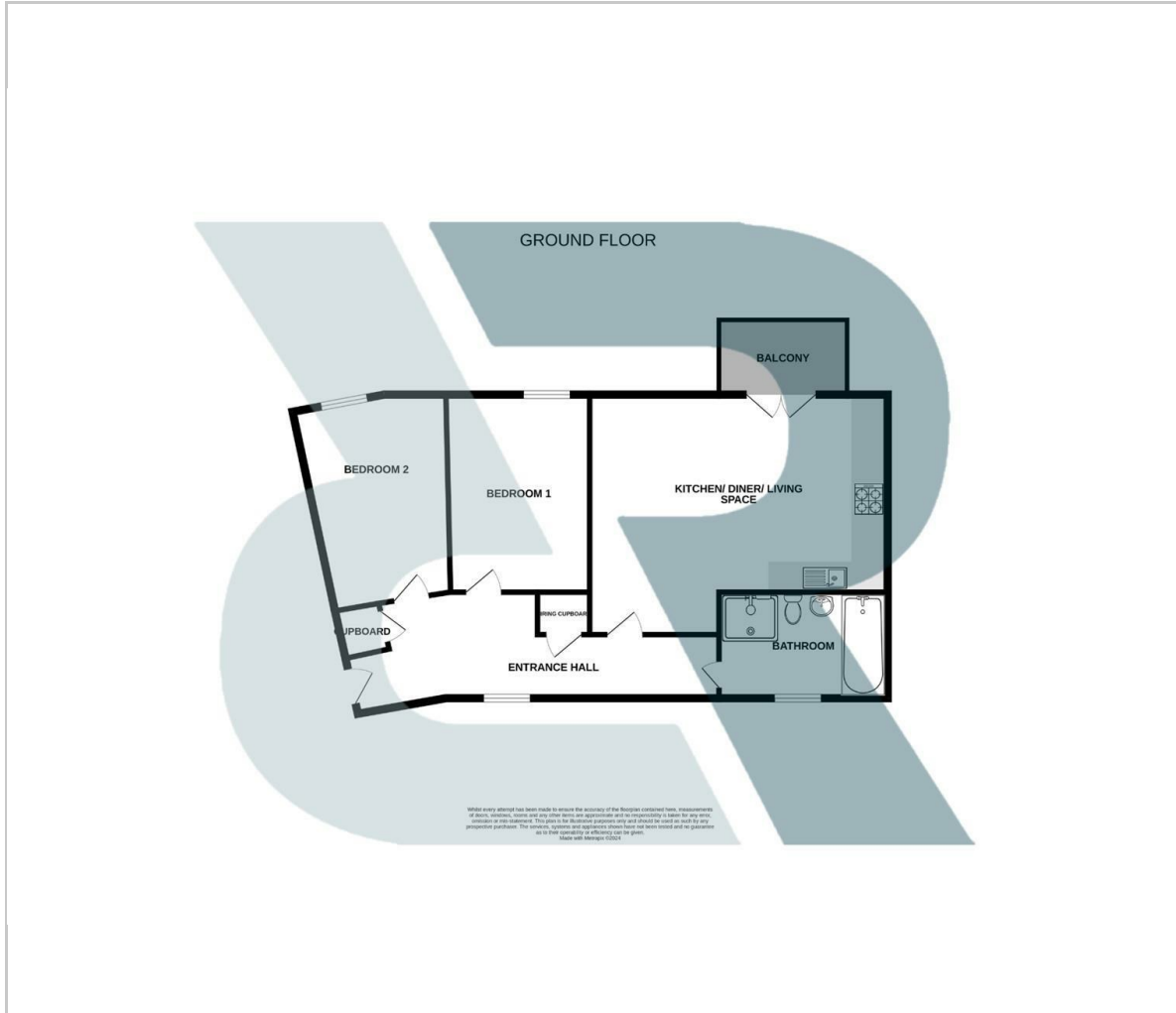
A communal terrace area is accessible which is the perfect spot for enjoying the views over Ipswich, or hosting a BBQ in the summer months.

Parking

Secure undercroft parking for 2 cars along with 4 visitor spaces.



Floor Plan



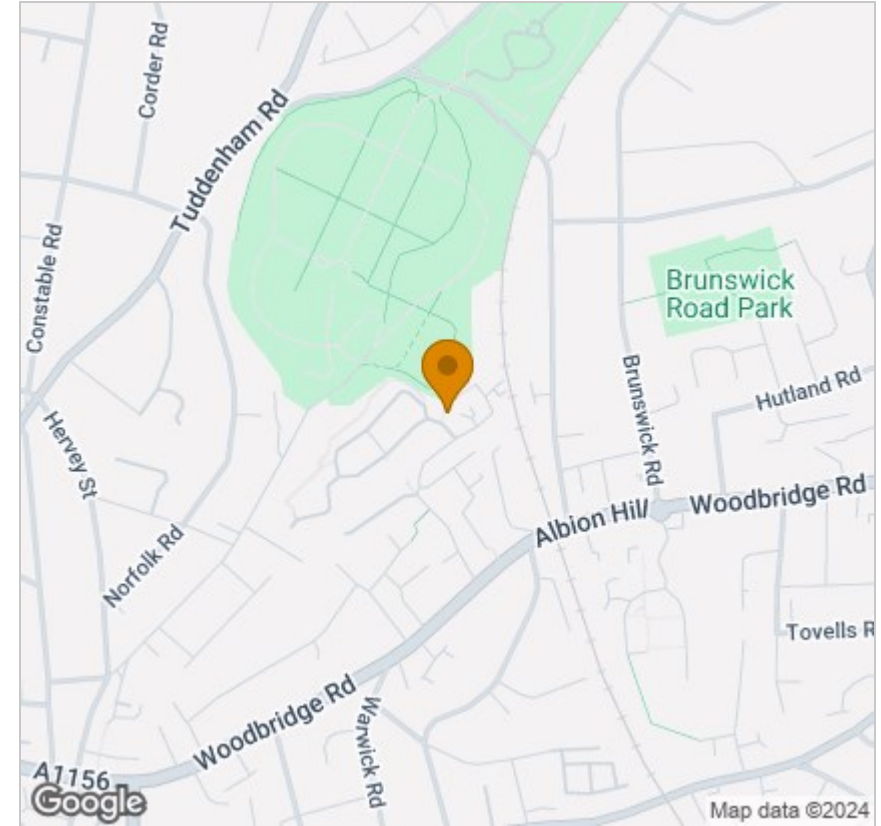
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

