



Coprolite Street

Ipswich, IP3

£350,000

Set within an exclusive, concierge-served development, this exceptional third-floor apartment-accessible via lift-offers a sophisticated blend of contemporary design and luxury living.



Property Features

- Third floor
- Under floor heating
- No chain
- Secure parking
- Internal viewing highly

Full Description

DESCRIPTION

Having undergone extensive modernisation and high-quality improvements, the home presents beautifully throughout. The expansive open-plan living, dining and kitchen space forms the heart of the property. The high-end, fully integrated kitchen is sleek and seamless, designed for both style and practicality, leaving no need for freestanding appliances.

The generous lounge and dining area provides an elegant setting for entertaining, comfortably accommodating six or more guests. Floor-to-ceiling glazing frames captivating views over the marina- particularly enchanting at night when the waterfront lights create a stunning backdrop.

A true highlight is the large, south-facing balcony, a glorious sun trap ideal for relaxing or dining alfresco during spring and summer evenings. Whether enjoying a quiet morning coffee or a glass of wine at sunset, this space offers a sense of tranquillity rarely found in such a central location.

The principal bedroom is beautifully proportioned and features fitted wardrobes and a modern en-suite. The second bedroom is equally well-sized, complemented by a stylish house bathroom. A private entrance leads into a spacious hallway with excellent storage solutions.

Further benefits include secure underground parking, although the vibrant location means a car is rarely essential-everything you need is just moments from your door.

LOCATION

Ipswich Waterfront is one of the most desirable and rapidly developing districts in the region, offering an exciting blend of high-quality restaurants, chic cafés, boutique shops, and uninterrupted views across the marina. With a mix of traditional yachts and modern powerboats, the ever-evolving wet dock area provides a lively yet refined atmosphere.

Neptune Marina is within easy walking distance of Ipswich Mainline Station, offering excellent transport links to London (approximately one hour) and the Midlands. Boating enthusiasts also benefit from secure, sheltered mooring with direct access to the River Orwell and the sea at any state of the tide.

LEASE DETAILS

Service Charge: £2,656 per annum

Ground Rent: £225 per annum

Lease: 125 years from new







TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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