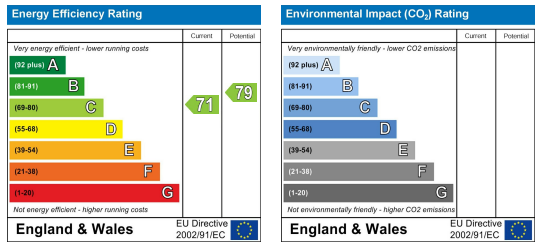
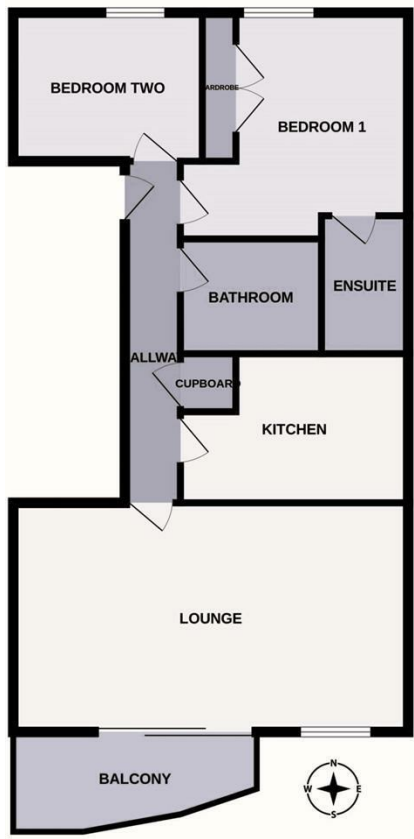
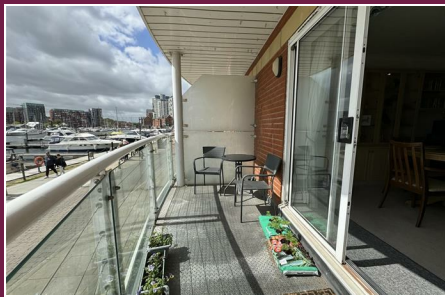


GROUND FLOOR



37 Neptune Square, Ipswich IP4 1QH £290,000

SPECTACULAR south facing views of the marina from your balcony and living room. This upper ground floor TWO bedroom MARINA apartment is situated on the PRESTIGIOUS WATERFRONT in Ipswich. A spacious home benefiting from a 20ft living room, large kitchen, family bathroom and en-suite. Secure allocated parking and offered with no chain.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

1, 37 Neptune Square, Ipswich, IP4 1QH

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

ENTRANCE HALL:

Entry intercom phone, cupboard with water tank, doors off.

LOUNGE/DINER: 20'8 x 12 (6.30m x 3.66m)

Stunning south facing views of the marina through the double glazed sliding doors to the BALCONY. Built in cupboards, drawers and office space, electric storage heater

KITCHEN: 12 x 8 (3.66m x 2.44m)

Wall and base units, drawers, electric double oven & hob, integrated dishwasher, washing machine and space for fridge/freezer. Sink and drainer, ample work tops, tiled floor and radiator. Stained glass borrowed light to lounge.

BEDROOM ONE: 12 x 11'5 (3.66m x 3.48m)

Double glazed window to rear, fitted wardrobes and furniture, door to...

EN-SUITE:

W.CX, shower cubicle, hand wash basin, electric towel rail and part tiled. Extractor fan.

BEDROOM TWO: 10 x 9 (3.05m x 2.74m)

Double glazed window to rear and storage heater.

BATHROOM:

Bath with shower over and glass screen. hand wash basin and vanity unit, W.C, tiled walls and floor. Extractor fan.

OUTSIDE:

The spacious balcony offers space for a table, chairs and planters with spectacular south facing views of the marina.

There is secure parking via electric gates to the rear with an allocated space. Visitors parking and bin store. Access to the marina promenade.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

