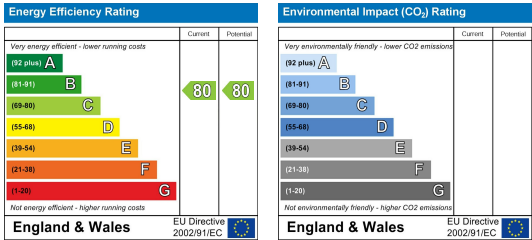


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THE PROPERTY MISDESCRIPTIONS ACT 1991

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## 102 Key Street, Ipswich IP4 1FU

£160,000

OPEN HOUSE Saturday 19th July between 9am to 1pm call now to book an appointment. No onward chain - MARINA APARTMENT with STUNNING 14th floor views of Ipswich. This beautifully presented one bedroom apartment enjoys OPEN PLAN LIVING SPACE with secure allocated parking. Call to book your viewing to appreciate the accommodation on offer.





## 14th Floor, 102 Key Street, Waterfront, Ipswich, IP4 1FU

### 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.

Communal hallway with lift and stairs.

### 14th FLOOR:

Door to...

### ENTRANCE HALLWAY:

Useful utility walk in cupboard with space and plumbing for a washing machine and shelving. Further cupboard, wood effect flooring, electric radiator, spot lighting and doors off.

### OPEN PLAN LIVING SPACE: 20'3 x 15'3 (6.17m x 4.65m)

An open plan living space with kitchen comprising of a wall and base units, drawers, sink and drainer, worktops, space for dishwasher, electric oven and hob with an extractor over and integrated fridge/freezer. There is space for a dining table, wood effect flooring flowing through to the living space with a Juliet balcony with double glazed doors with fitted blinds and 14th floor views across town.

### BATHROOM:

Bath with a shower over, glass screen, W.C, hand wash basin and wall hung vanity unit. Under floor heating with a tiled floor and part tiled walls, heated towel radiator and extractor fan.

### BEDROOM: 11'4 x 11 (3.45m x 3.35m)

Double glazed window with fitted blind, electric radiator and carpet.

### OUTSIDE:

The communal hall has stairs and a lift, letterbox and concierge service. There is a secure allocated parking space benefiting from a car stacking system.

### IPSWICH OFFICE:

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

