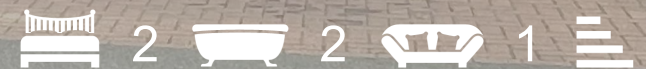




Tye Road, Ipswich,
£131,500



A modern purpose built two bedroom first floor apartment with Juliette balcony, located just across the road from the popular Neptune Marina area with its shops bars and restaurants.

- **FIRST FLOOR FLAT**
- **TWO BEDROOMS**
- **EN-SUITE SHOWER ROOM**
- **LOUNGE/DINER**
- **FITTED KITCHEN**
- **ELECTRIC HEATING**
- **VERY CLOSE TO MARINA**
- **LOCAL SHOPS AND RESTAURANTS**
- **JUILETTE BALCONY**
- **ALLOCATED PERMIT PARKING**

PROPERTY:

CHAIN FREE: A lovely two bedroom first floor purpose built apartment located in this great position just across the road from the vibrant Neptune Marina. This modern property offers most of the up to date facilities and benefits to include:- security intercom, electric heating, double glazing, modern fitted kitchen, Juliette balcony with French doors, En-suite shower room and wood laminate flooring. The well planned accommodation comprises:- communal entrance hallway, entrance hall, lounge/diner, kitchen, two bedrooms (one bedroom with en-suite) and allocated parking (with permit).

LOCATION:

This property is located close to the popular Neptune Marina in Central Ipswich, only a short distance away from the town centre. The beautiful Holywells Park is nearby, as is the Suffolk New College and University of Suffolk. Ipswich has a number of attractive features including its thriving high street that boasts two indoor shopping centres, and both chain and independent shops; a large hospital and several smaller surgeries and dental practices; schools; cinemas and theatres; gyms, swimming pools and public parks and open green spaces. The town benefits from its closeness to the A12 and A14 which offer those with a commute access to Colchester, Bury St Edmunds, Felixstowe and beyond; and from its train station that runs a regular service to London Liverpool Street and Lowestoft





COMMUNAL ENTRANCE:

Access to the apartment via a security intercom and communal entrance door with access to communal entrance hall and staircase to:-

ENTRANCE HALLWAY:

Apartment entrance door to:- security intercom system and wood laminate flooring, with doors to rooms.

LOUNGE/DINER:

18'5 x 11'8 (5.61m x 3.56m)

Double glazed French doors to Juliette balcony, electric radiator, wood laminate flooring and access to kitchen.

KITCHEN:

11'1 x 8'3 (3.38m x 2.51m)

Double glazed window to one elevation, one and a quarter bowl inset sink unit to work surface with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, tall standing storage unit, plumbing for washing machine, space for fridge freezer, filter hood over four ring ceramic hob, electric oven under tiled splash backs and wood laminate flooring.





BATHROOM:

11'5 x 5'7 (3.48m x 1.70m)
Extractor fan, built in airing cupboard, low level WC, wash hand basin with vanity cupboard under, panel bath with hand grips and mixer tap shower attachment and shower screen, tiled splashbacks and tiled flooring.

BEDROOM ONE:

11'1 x 9'6 (3.38m x 2.90m)
Double glazed window to one elevation and electric radiator.

EN-SUITE:

7'7 x 4'5 (2.31m x 1.35m)
Extractor fan, low level WC with concealed cistern, wash hand basin, shower cubicle with shower screen, part tiled walls and drop light switch.

BEDROOM TWO:

10'1 x 7'2 (3.07m x 2.18m)
Double glazed window to one elevation and wood laminate floor.

OUTSIDE:

Communal gardens, and allocated permit controlled parking.

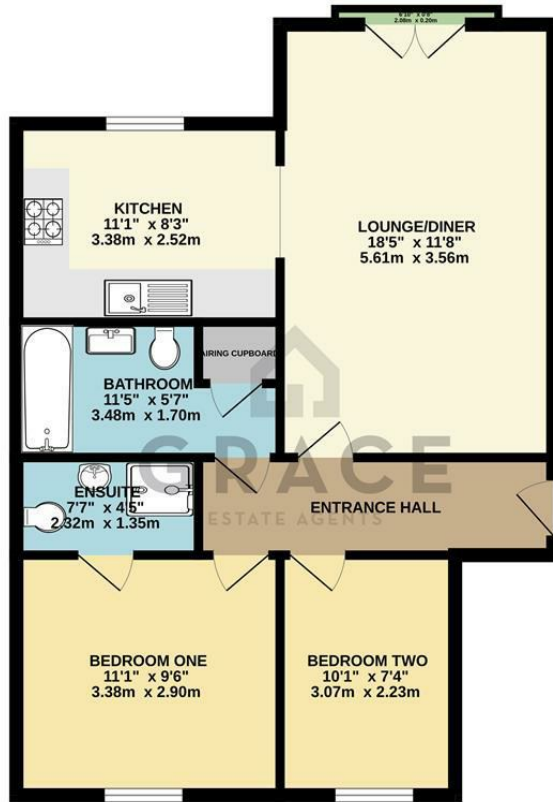
AGENTS NOTE:

LEASE DETAILS:-

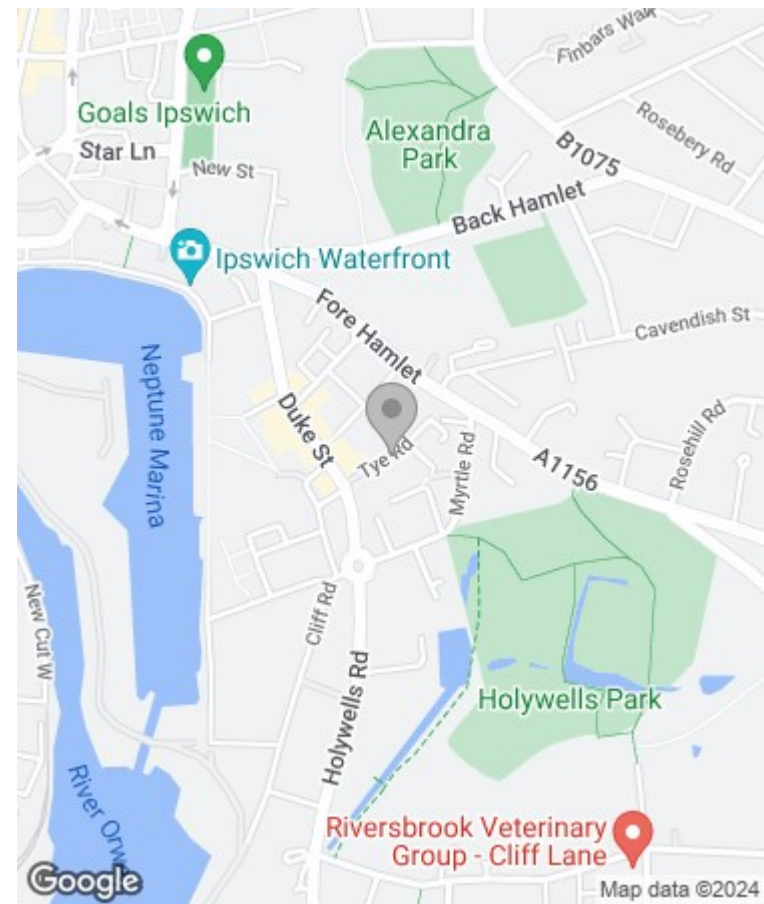
125 year lease
107 years left on lease
Lease start 20/12/2007 Lease ends 24/6/2131
Service charge approx £220 per month over 10 months (@ £2,200per annum)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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