



Compair Crescent, Ipswich,
£165,000

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- TOP FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- BALCONY TERRACE WITH VIEWS OVER RIVER
- OPEN PLAN LIVING KITCHEN AREA
- LAMINATE AND TILED FLOORING
- MODERN FAMILY BATHROOM
- WALKING DISTANCE TO TOWN & STATION
- ALLOCATED & VISITOR PARKING
- LOCAL SHOPS AND RETAIL PARK

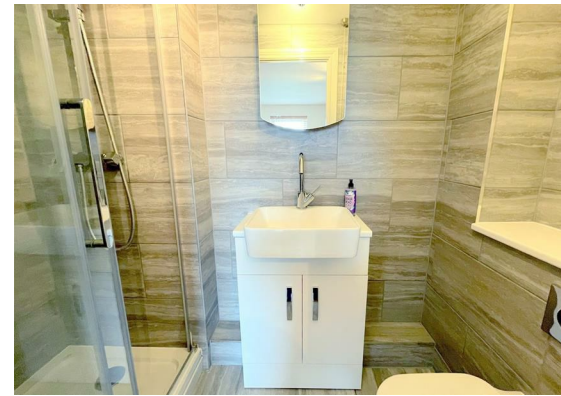


A two bedroom third floor apartment located in the heart of Ipswich overlooking the bridge and river whilst being walking distance to station, shops and Ipswich town.

PROPERTY:

A most deceptive third floor two bedroom apartment located in this prominent position overlooking the river and the Sir Bobby Robson Bridge. This lovely home benefits from open plan modern living/kitchen with gloss fronted units and access to a balcony/terrace with views. The property is generous in size with two good sized bedrooms (master bedroom with en-suite), with the main bathroom and en-suite finished in an up to date modern design. Outside there is permit parking (one permit allocated) and visitor parking (again with a permit assigned). The accommodation comprises:- entrance hall, living/kitchen area, two bedrooms (master with en-suite) and main family bathroom. Outside Parking and visitor parking via permit.

Council Tax: Band B
Ipswich



LOCATION:

Compair Crescent is situated in the South West side of Ipswich within walking distance to the train station, making it ideal for commuters with access towards Chelmsford and London Liverpool Street. There are various local schools, shops and supermarkets nearby. The town centre is within easy reach offering a variety of shops, bars and restaurants. The A12/A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

COMMUNAL ENTRANCE HALL:

Communal entrance door with security intercom, corridors and staircase to third floor landing.

ENTRANCE HALL:

Entrance door to:- Security intercom phone, radiator, wall mounted thermostat, built in storage cupboard and wood laminate flooring.

LIVING/KITCHEN AREA:

1711 x 14'7 (521.51m x 4.45m)

Double glazed picture window and double glazed patio doors with views and access to Balcony/terrace. Single drainer sink unit with mixed tap inset to work surface with cupboards under. A range of gloss fronted grey units with adjacent work tops, wall mounted matching units, breakfast bar area, concealed wall mounted combination gas boiler, stainless steel filter hood over four ring gas hob electric oven under, space for washing machine, space for dishwasher, space for fridge/freezer and wood laminate flooring

BALCONY/TERRACE:

Metal balustrade, artificial grass, views over bridge and river.



BATHROOM:

7'5 x 6'4 (2.26m x 1.93m)

Extractor fan, double glazed frosted window to one elevation, low level WC with concealed cistern, wash hand basin with vanity unit, 'P' shaped bath with mixer tap shower and screen, heated wall towel radiator, tiled walls and tiled flooring.

BEDROOM ONE:

11'7 x 10'8 (3.53m x 3.25m)

Double glazed windows to two elevations, radiator and wood laminate flooring.

EN-SUITE:

7'6 x 3'10 (2.29m x 1.17m)

Extractor fan, drop light switch, low level WC with concealed cistern, wash hand basin inset to vanity unit, over sized shower cubicle with shower screen sliding door, tiled walls and tiled floor.

BEDROOM TWO:

15'1 x 8'1 (4.60m x 2.46m)

Double glazed window to one elevation, radiator and wood laminate flooring.

OUTSIDE:

Communal areas with permit parking allocation and visitor parking permit.

LEASE DETAILS:

Lease length: 125 years

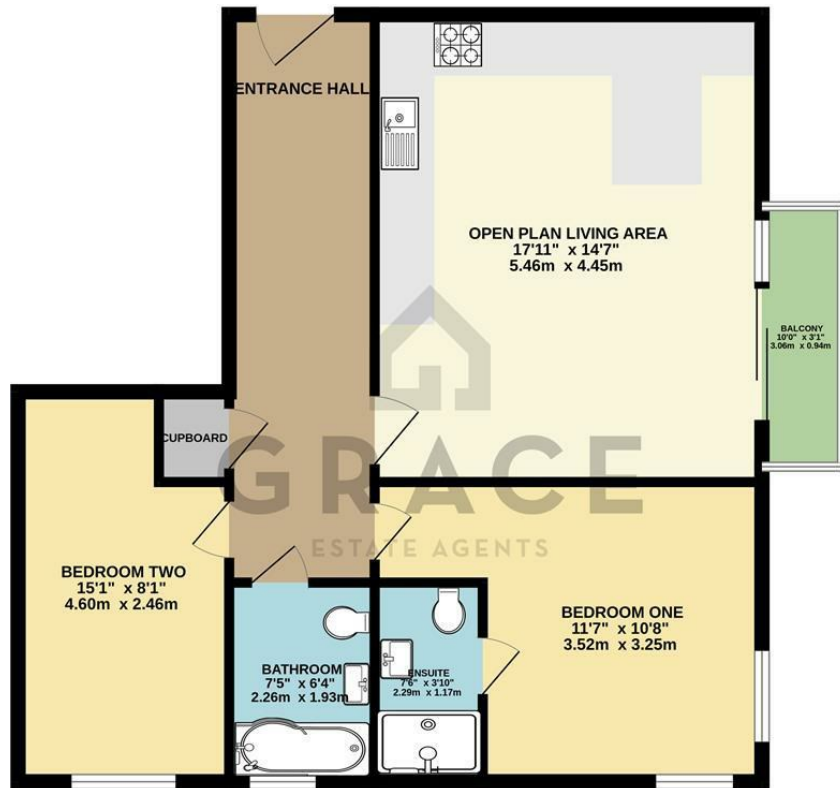
Lease term left: 108 years

Service charge: £2,000 per annum

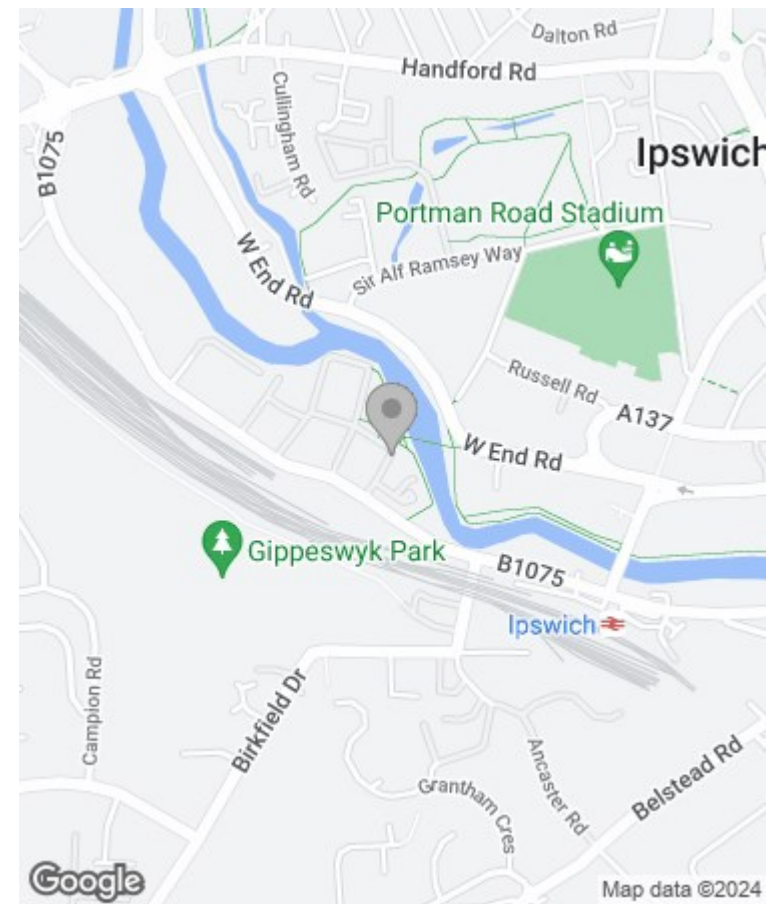
Ground rent: £250 per annum



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 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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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		78	80
	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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