



Isham Place, Ipswich,
£128,000

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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.

- **PURPOSE BUILT APARTMENT**
- **TWO BEDROOMS**
- **18'5FT LOUNGE/DINER**
- **FRENCH DOORS TO JULIETTE BALCONY**
- **FITTED KITCHEN**
- **ELECTRIC HEATING**
- **PERMIT PARKING SPACE**
- **VERY CLOSE TO NEPTUNE MARINA**
- **CLOSE TO TOWN**
- **CLOSE TO STATION**

PROPERTY:

A well proportioned 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, fitted kitchen, Juliette balcony with French doors and electric heating. The well planned accommodation comprises:- communal entrance hallway, entrance hall, lounge/diner, kitchen, two bedrooms and parking (with permit).

Council Tax: Band B
Ipswich

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 HALL:

Communal entrance door with security intercom to:- access to hallway with stairs to first floor landing and further door to communal gardens.

ENTRANCE HALL:

11'1 x 4'2 (3.38m x 1.27m)

Entrance door to:- security intercom for front communal entrance door , electric storage heater and wood laminate flooring.

LOUNGE/DINER:

1'5 x 14'0 red 11'1 (0.43m x 4.27m red 3.38m)

Electric storage heater, double glazed french doors to Juliette balcony and open to kitchen.

KITCHEN:

8'7 x 8'3 (2.62m x 2.51m)

Double glazed window to one elevation, extractor fan, stainless steel sink unit to work top and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units space for cooker, space for fridge/freezer and tall standing storage cupboard.





BATHROOM:

11'5 x 5'6 (3.48m x 1.68m)
Low level WC , pedestal wash hand basin, panel bath with hand grips and mixer tap shower attachment, electric heated towel radiator, built in airing cupboard and tiled flooring,

BEDROOM ONE:

14'8 x 10'11 (4.47m x 3.33m)
Double glazed window to one elevation and electric storage heater.

BEDROOM TWO:

10'2 x 7'5 (3.10m x 2.26m)
Double glazed window to one elevation and electric panel heater.

COMMUNAL AREAS:

PERMIT PARKING:

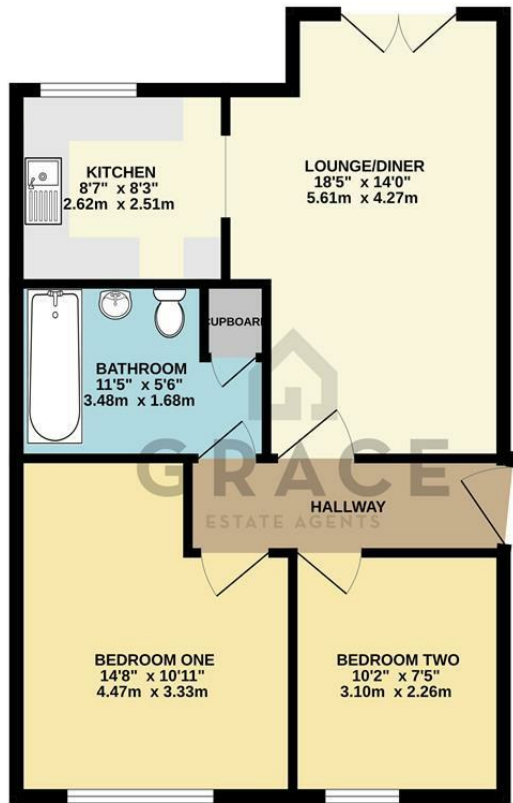
COMMUNAL GARDENS:

COMMUNAL REFUSE AREA:





GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

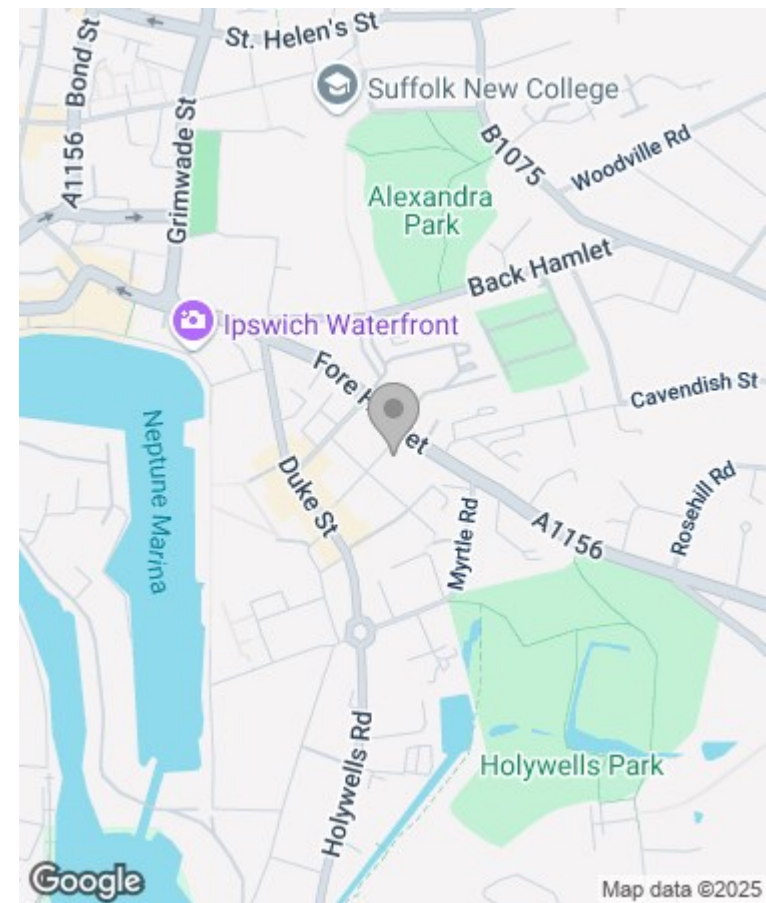


TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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	