



129, Star Lane, Ipswich,  
£125,000



**A deceptively spacious two bedroom duplex apartment set out over two floors and located just a stones throw from Neptune Marina and short walk to the town centre with its wide range of facilities and main line railway station.**

- **DUPLEX APARTMENT**
- **PURPOSE BUILT**
- **TWO DOUBLE BEDROOMS**
- **OPEN PLANNING LIVING/KITCHEN AREA**
- **ALLOCATED PARKING**
- **SET OUT OVER TWO FLOORS**
- **ELECTRIC HEATING**
- **DOUBLE GLAZING**
- **SHORT WALK TO MARINA**
- **ACCESS TO TOWN AND STATION**

**PROPERTY:**

**CHAIN FREE:** A two bedroom duplex apartment occupying this convenient location just a short walk to Neptune Marina with its cosmopolitan bars and restaurants. This deceptive property is set out over two floors with access via both lift and stairs to the second floor. The entrance to the property is off the second floor landing and drops down a level once inside. The second floor consists of an entrance lobby/hall, bedroom two and a family bathroom. The lower level has a lower hallway, bedroom one and a large open plan living/kitchen area. Outside there are communal gardens, communal facilities and one allocated parking space with drop down automatic barrier.

Council Tax: Band B  
Ipswich Borough council

**LOCATION:**

The apartment is situated just a short walk from Neptune marina and the town centre of Ipswich offering a range of amenities including schools, university, independent and high street shops, hospital, theatres & cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities. The town centre homes the mainline railway station which provides direct links to London Liverpool Street and where you can also find the beautiful Ipswich Marina which has undergone extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries, and shops.







#### **COMMUNAL ENTRANCE AREA:**

Intercom security system, entrance hallway with lift and stairs to second floor.

#### **ENTRANCE LOBBY/HALL:**

security intercom phone, staircase to lower hallway and wood laminate flooring.

#### **BEDROOM TWO:**

12'4 x 9'0 (3.76m x 2.74m)

Double glazed window to one elevation, electric panel heater and built in wardrobe cupboard.

#### **BATHROOM:**

8'10 x 6'1 reducing 5'5 (2.69m x 1.85m reducing 1.65m)

Double glazed window to one elevation, extractor fan, low level WC, pedestal wash hand basin with mixer tap, panel bath with hand grips and tiled splashbacks.

#### **LOWER HALLWAY:**

12'9 x 6'6 (3.89m x 1.98m)

Double glazed window to one elevation and electric panel heater.

#### **LIVING ROOM/KITCHEN AREA:**

18'3 x 17'8 (5.56m x 5.38m)

Two double glazed windows to one elevation, electric panel heater, stainless steel inset sink unit with cupboards under, a range of floor standing and cupboards and drawers with adjacent work tops, wall mounted cupboards, space for fridge freezer, stainless steel filter hood over a four ring ceramic hob, electric oven under and wood laminate flooring to living area.

#### **BEDROOM ONE:**

Double glazed window to one elevation, electric panel heater and built in double wardrobe cupboard.

#### **OUTSIDE:**

The property has communal garden areas, dustbin/refuse area, bike storage and one allocated parking space with barrier access.

#### **LEASE INFORMATION:**

LEASE LENGTH: 999 YEARS

LEASE LEFT: 977 YEARS

SERVICE CHARGES: £2137 PER ANNUM

GROUND RENT: £125 PER ANNUM













2ND FLOOR  
221 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



GRACE  
ESTATE AGENTS

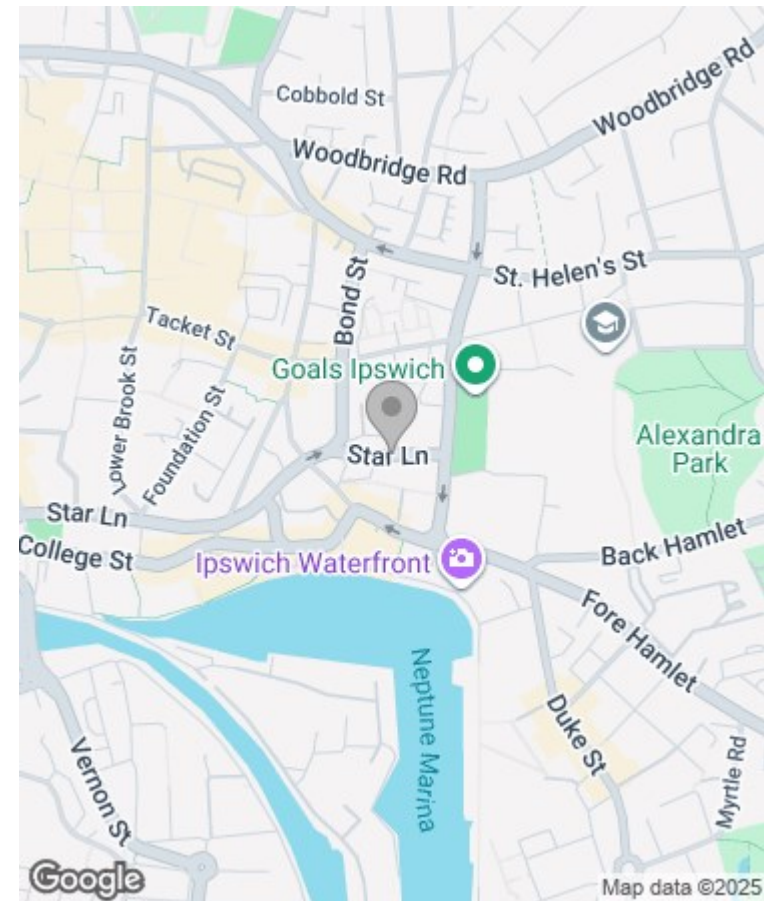
TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

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 firm's 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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC