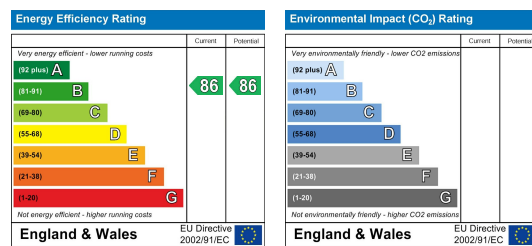


Approximate Floor Area  
502 sq. ft.  
(46.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998**

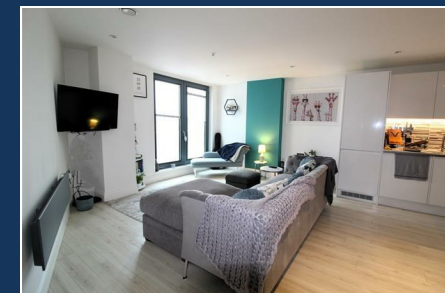
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



62 Key Street, Ipswich, IP4 1FU

£160,000

Located on the sought after waterfront development in the heart of Ipswich the recently developed Winerack apartments are perfectly presented and internal viewing is highly recommended. With open plan living accommodation and secure parking space this one bedroom apartment is offered for sale with NO ONWARD CHAIN.



## 62 Key Street, 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. Ideally situated at the head of the picturesque River Orwell, the marina is one of the town's most loved destinations and renowned for being a star attraction on the east coast, especially with the sailing and pleasure boating fraternity.

### COMMUNAL ENTRANCE:

With lifts to other floors.

### ENTRANCE HALL:

Wood effect flooring, electric heater, good size airing cupboard, further storage cupboard, entry phone system and doors to ..

### OPEN PLAN LIVING ROOM / KITCHEN: 20'4" x 14'3" (6.2 x 4.36)

Contemporary open plan living at its best, modern stylish accommodation with, Juliet doors, wood effect flooring, electric radiator. The kitchen has high gloss white wall and base units with work tops over, 1 1/2 sink and drainer, integrated fridge freezer, oven, hob, extract and washing machine.

### BEDROOM ONE: 11'4" x 11'1" (3.47 x 3.38)

Double glazed window to rear and electric radiator.

### BATHROOM:

Panelled bath with waterfall shower over, glass screen, suspended matt black vanity sink with mixer tap, marble effect tile splash back, wall mounted tail radiator and spotlights.

### OTHER INFORMATION:

Located on the 7th floor.  
Secure parking space.



Call P and H Estates on 01473 353287 or email [enquiries@pandhestates.co.uk](mailto:enquiries@pandhestates.co.uk)