



Connells

Firmin Close
Ipswich



Property Description

Located to the edge of the Town Centre you will find this Tenanted Apartment, benefiting from Lounge, Kitchen, Bathroom and allocated Parking Space. The property is conveniently located for access to the Town Centre which offers a wide range of Shopping, Banking and Recreational facilities and access to Train Station with trains direct to London Liverpool Street and Norwich. As previously mentioned the property is being sold with tenant in-situ and are currently paying £650 pcm.

Communal Entrance Hall

Access via security entrance door with stairs rising to the apartment.

Entrance Hall

Access via entrance door, radiator, smooth ceiling and doors giving access to:

Lounge

13' 7" x 13' 5" (4.14m x 4.09m)
Upvc double glazed double doors giving access to a Juliet balcony. Radiator, smooth ceiling and door to:

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)
Upvc double glazed window to the front, space for fridge/freezer, space and plumbing for washing machine, built in oven and built in hob with filter hood over. Single drainer stainless steel sink with mixer tap inset into a roll edge worksurface with cupboards and draws under and matching above, wall mounted boiler, radiator, tiled splashbacks and extractor fan.

Bedroom One

11' 5" Max into wardrobes x 9' 10" (3.48m Max into wardrobes x 3.00m)
Upvc double glazed window to the rear, radiator, range of built in wardrobes and smooth ceiling.

Bedroom Two

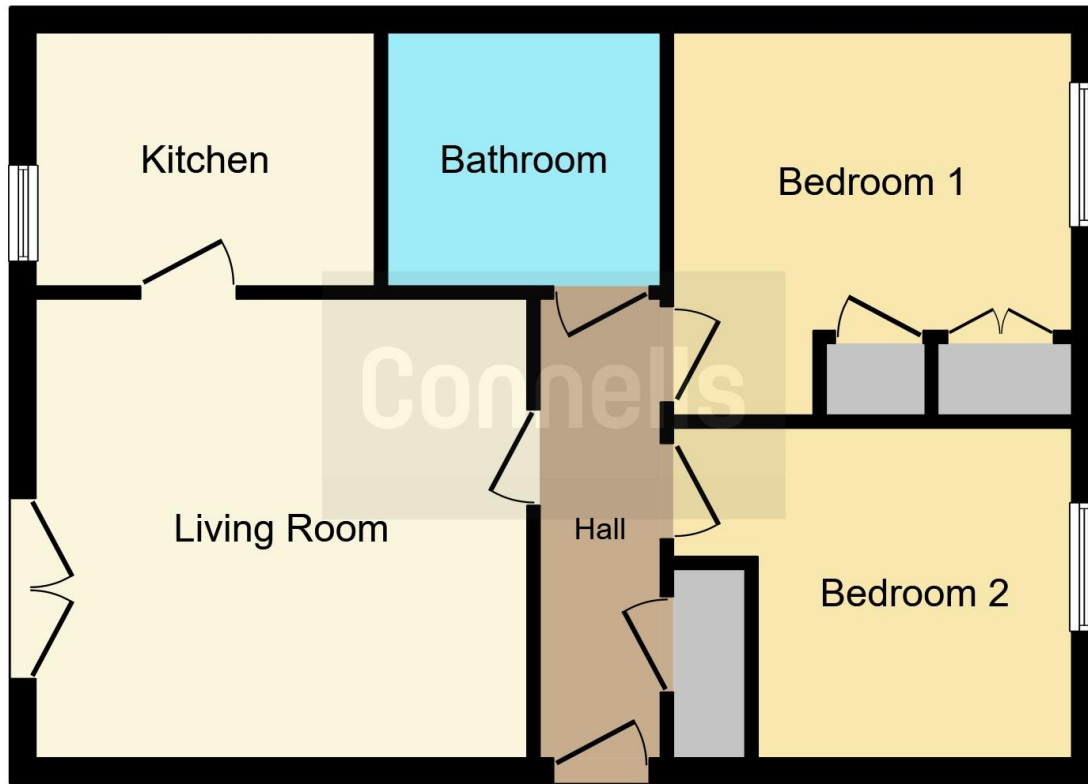
9' 8" x 9' 10" Max (2.95m x 3.00m Max)
Upvc double glazed window to the rear, radiator and smooth ceiling.

Bathroom

Pedestal wash hand basin, tiled splashbacks, radiator, shaving point, shaped and panel bath with shower attachment, part tiled walls and extractor fan.

Outside

There is a communal garden area and allocated parking space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/ICH309613](https://www.connells.co.uk/Property/ICH309613)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH309613 - 0010