



**Connells**

Upper Brook Street  
Ipswich



### Property Description

Ideal investment, This ONE BEDROOM FIRST FLOOR APARTMENT, located in the town centre is being offered for sale with no onward chain via modern method of auction. Property benefits include one bedroom, first floor position, double glazing and electric heating throughout and central Town Centre location. Ipswich Town Centre and its range of shopping, banking, eating, drinking and socialising facilities can be found just 0.4 miles away from the property. Ipswich's mainline railway station, which provides direct links to London Liverpool Street and Norwich can be found 0.7 miles away from the property making it ideal for investors and commuters.

### Communal Entrance Hall

Wooden entrance security door to front, stairs to upper floors where property can be found on the first floor

### Entrance Hall

Wooden door to side aspect, electric radiator, doors leading to

### Lounge

17' 2" x 10' max ( 5.23m x 3.05m max )  
Double glazed windows to front and side aspect, TV point, electric radiator

### Kitchen

10' 5" x 7' 1" ( 3.17m x 2.16m )  
Comprises of a selection of wall and base level units, stainless steel sink and drainer unit set into roll edge work top surface, with part tiled surround, electric fan oven, electric hob with cooker hood over, space and plumbing for washing machine, dishwasher and fridge freezer, spotlights inset.

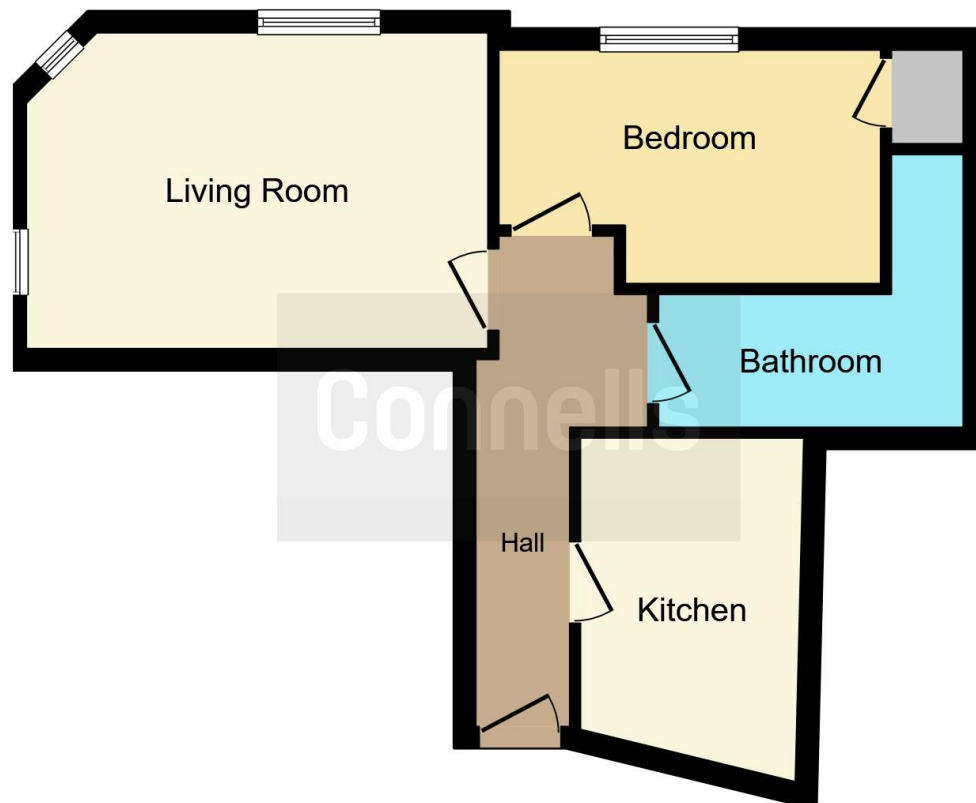
### Bedroom One

13' x 7' 5" max ( 3.96m x 2.26m max )  
Double glazed window to side aspect, storage cupboard housing hot water tank, electric radiator

### Bathroom

Comprises of bath with mixer taps and shower attachment over, wash hand basin, low level W/C, shaver point, extractor fan, heated towel rail, spotlights inset





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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/ICH309833](https://www.connells.co.uk/Property/ICH309833)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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