



**Connells**

Wherstead Road  
Ipswich



### Property Description

A Two Bedroom first floor apartment situated to the south of Ipswich Town Centre. The property is offered with 101 years remaining on the lease, boasts underground allocated parking and a wrap around balcony, a spacious integrated kitchen, two good size bedrooms and there is also under floor heating throughout, access to the property is via the A12 and A14 and close by is the mainline railway station which gives direct access to London Liverpool Street, Cambridge and Norwich.

Cash purchasers only.

An Internal inspection is highly recommended.

### Entrance

Entrance door via communal entrance hall, stairs and lift to first floor.

### Entrance Hall

Entrance door into entrance hall with airing cupboard and double storage cupboard and doors giving access to:

### Lounge

13' 4" x 11' 1" ( 4.06m x 3.38m )

Double glazed french doors giving access to wrap around balcony, under floor heating and tv point.

### Kitchen

9' 10" x 7' 2" ( 3.00m x 2.18m )

Double glazed window to rear, kitchen comprises of a selection of wall and base level units with an electric oven, hob and extractor fan over, integrated fridge freezer, stainless steel sink set into roll edge work surface with plumbing for washing machine under.

### Bedroom One

13' 2" x 9' ( 4.01m x 2.74m )

Double glazed window to side and underfoot heating.

### Bedroom Two

11' x 7' 8" ( 3.35m x 2.34m )

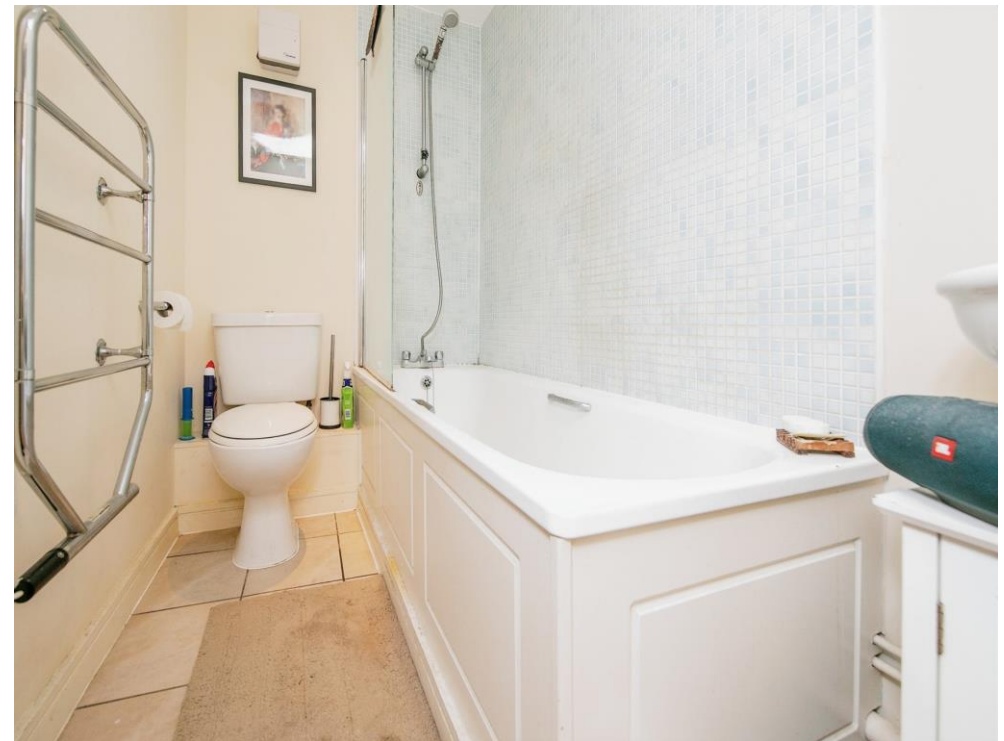
Double glazed window to side and under floor heating.

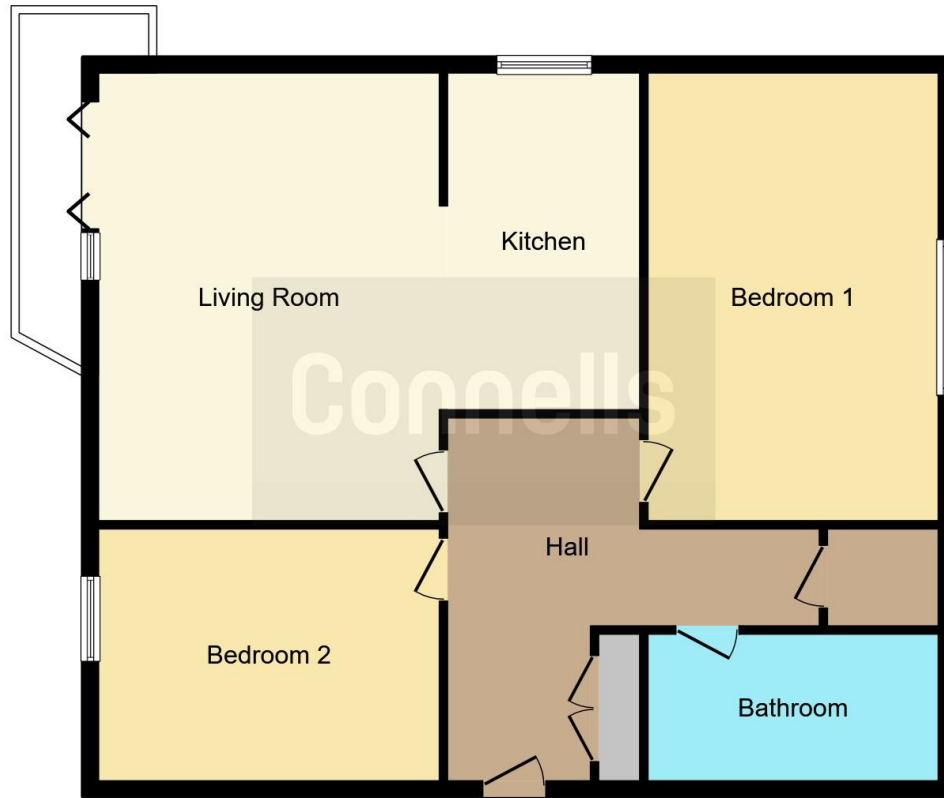
### Bathroom

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin, low level w/c and heated towel rail.

### Outside

There is allocated parking in a secure underground parking area.





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/ICH310362](http://connells.co.uk/Property/ICH310362)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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