





Property Description

Located on the Ipswich Marina lies this two bedroom third floor apartment which has the added bonus of no onward chain. The property is conveniently located for shopping facilities, pharmacy and various restaurants, cafes and bars and also has convenient access on Ipswich Town Centre which has many amenities on offer.

The property further benefits from two double bedrooms, lounge, kitchen, en-suite to bedroom one, bathroom and balcony.

Entrance

Communal entrance door accessed via security entrance door with stairs and lifts to the third floor.

Entrance Hall

Accessed via entrance door with electric panel radiator, storage cupboard, smooth coved ceiling with inset spot lighting, wood effect floors and doors giving access to:

Lounge

16' 3" into door recess x 12' (4.95m into door recess x 3.66m)

Upvc double glazed patio door giving access to balcony area, wood effect flooring, feature wall fire, smooth coved ceiling with inset spotlighting, electric panel radiator, satellite tv point, telephone point and access to:

Kitchen

12' x 6' 9" (3.66m x 2.06m)

Space for fridge freezer, built in oven, built in hob with stainless steel splash back and extractor hood over, space and plumbing for slim line dishwasher, space and plumbing for washing machine, 1 1/2 bowl sink inset with mixer tap inset in a roll edge worksurface with cupboards and drawers under and matching above and under unite lighting, tiled walls, tiled splash backs and wood effect flooring.

Bedroom One

16' 4" x 10' 10" into wardrobes (4.98m x 3.30m into wardrobes)

Upvc tilt and turn window to side, wood effect floor, electric panel radiator, a range of built in wardrobes, smooth ceiling, tv point, telephone point and doors giving access to:

En-Suite

Fully tiled shower cubicle with independent shower over, enclosed w/c, vanity wash hand basin with mixer tap, wood effect floor, heated towel rail. part tiled walls, smooth coved ceiling with inset spot lighting and extractor fan.

Bedroom Two

12' 3" x 8' 4" (3.73m x 2.54m)

Upvc double glazed tilt and turn window to side, electric panel radiator, wood effect flooring and smooth ceiling with spotlighting.

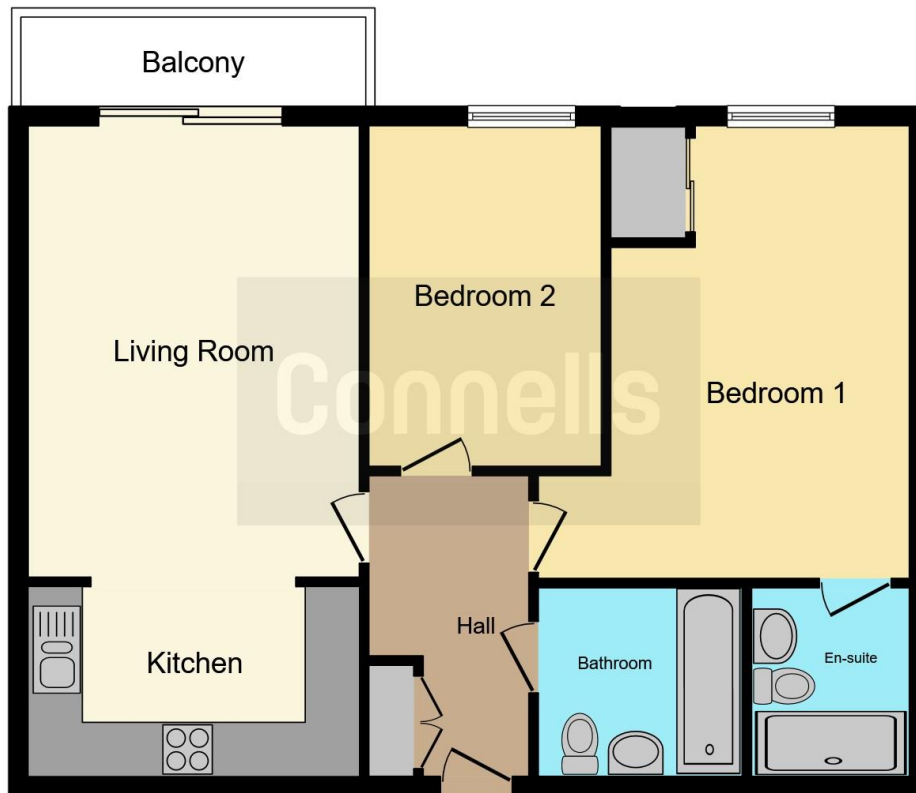
Bathroom

Enclosed w/c, vanity wash hand basin with mixer tap, part tiled walls, shaped and panel bath with mixer tap and shower attachment, smooth ceiling with inset spot lighting and extractor fan, heated towel rail and wood effect flooring.

Outside

The property benefits from a balcony and also allocated parking.





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: B

view this property online connells.co.uk/Property/ICH310469

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. 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.

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Property Ref: ICH310469 - 0016