



Connells

Arcade Street
Ipswich



Property Description

An Internal Viewing is Highly Recommended to for this Grade II Converted Town Centre Apartment. The property further benefits from two double bedrooms, open plan living accommodation, large landing/study area, luxury bathroom, high ceilings and communal gardens. As previously mentioned an internal viewing is highly recommended.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes. Christchurch Park is also very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Communal Entrance Door

Accessed via security entrance door with door giving access to:

Ground Floor Lobby

Accessed via entrance door, cascading stairs to the first floor with storage space under and smooth ceiling with inset spotlighting.

Entrance Hall/ Study Area

23' 1" x 6' max (7.04m x 1.83m max)
Georgian Style Arch window to rear, smooth cornice ceiling, security entry phone and doors giving access to:

Open Plan Living Accommodation

16' 2" x 13' 8" max (4.93m x 4.17m max)

Lounge Area

Two Georgian Style Arch sash windows to front, Georgian style sash windows to rear, electric storage heater and wood effect flooring.

Kitchen Area

Georgian Style sash window to rear, built in fridge, built in freezer, built in oven, built in hob with splash backs and stainless steel hood over, smooth ceiling with inset spotlighting, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above.

Bedroom One

11' 6" x 11' 2" (3.51m x 3.40m)
Windows to rear and side, electric panel radiator and smooth ceiling with inset spotlighting.

Bedroom Two

12' 10" max x 9' 7" (3.91m max x 2.92m)
Two Georgian style arch sash windows to front, electric panel radiator and smooth ceiling with inset spotlighting.

Bathroom

9' 6" x 9' 5" max (2.90m x 2.87m max)
Georgian Style Arch sash window to front, floating hand wash basin with mixer tap, shaped and panel bath with mixer tap and independent shower over, low level w/c, airing/storage cupboard, smooth ceiling with inset spotlighting, heated towel rail and tiled flooring.

Outside

There is a communal garden and bin store.





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: D

view this property online [connells.co.uk/Property/ICH310709](https://www.connells.co.uk/Property/ICH310709)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2019. 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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