



Connells

Silk Street
IPSWICH



Property Description

Located in the town centre connells are pleased to offer this Modern Two Double bedrooms First Floor apartment, the properly further benefits from en-suite to master, lounge, kitchen areas, family bathroom and a carport.

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 close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta

Communal Entrance Hall

Accessed via security entrance door with lift and stairs rising to the first floor.

Entrance Hall

Accessed via entrance door, security entrance phone, double glazed sash window to front, two windows to rear, airing cupboard and doors to:

Lounge Area

18' 6" x 10' 5" (5.64m x 3.17m)
Double glazed sash window to front and side, two radiators and smooth coved ceiling.

Kitchen Area

10' 4" x 7' (3.15m x 2.13m)
Double glazed sash windows to side, built in fridge, built in freezer, cupboard housed wall mounted boiler, space and plumbing for washing machine, built in double oven, built in hob with extractor hood over, smooth ceiling,

spotlighting, tiled splash backs and 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

14' x 9' 10" (4.27m x 3.00m)
Two double glazed sash windows to side, radiator, smooth ceiling and door giving access to:

En-Suite

Fully tiled shower cubicle with independent shower over, low level w/c, radiator, pedestal wash hand basin, shaver point, smooth ceiling with extractor hood and part tiled walls.

Bedroom Two

11' 1" x 7' (3.38m x 2.13m)
Double glazed sash window to front, radiator and smooth ceiling.

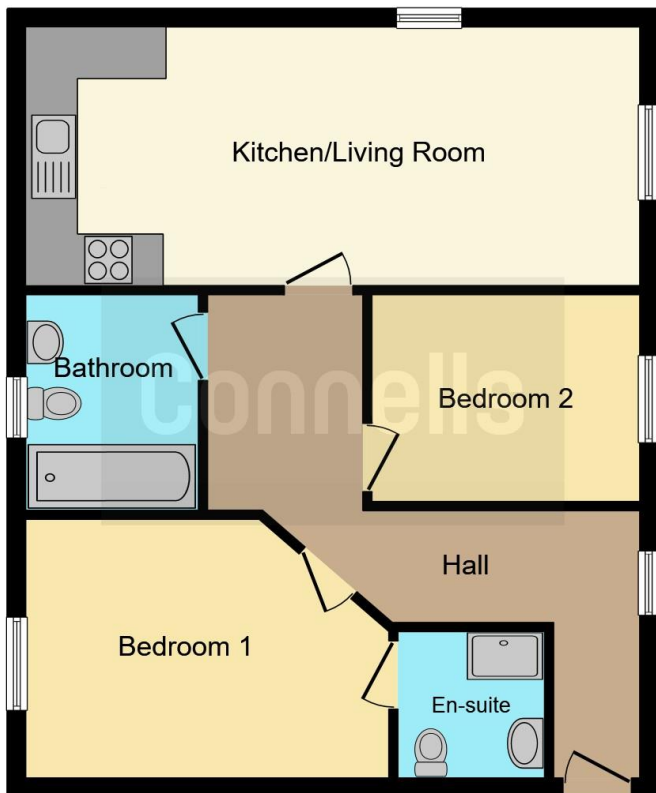
Bathroom

Double glazed sash window to side, pedestal wash hand basin, low level w/c, shaped and panel bath with mixer tap with shower attachment over, part tiled walls, radiator and smooth ceiling with extractor fan.

Outside

The property has a communal bin store and as well a an allocated carport.





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

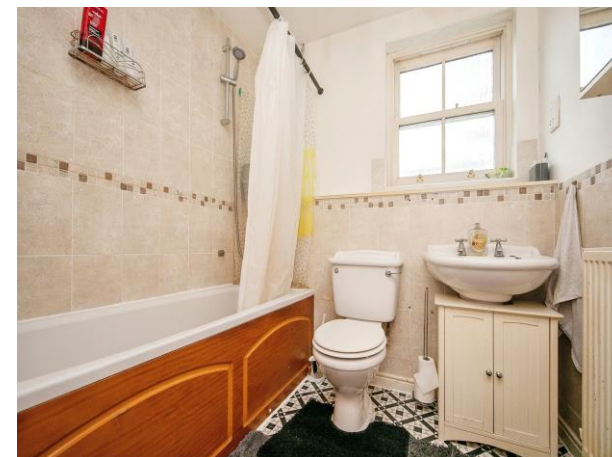
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EPC Rating: B

view this property online connells.co.uk/Property/ICH310771

This is a Leasehold property with details as follows; Term of Lease 100 years from 25 Sep 2005. 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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