



Connells

Gipping Mews Fore Street
Ipswich



Property Description

Located in the Town Centre you will find this Spacious One Bedroom Ground Floor Apartment with the added benefits of open plan living, wet room, secure allocated parking, outside space and an internal viewing is highly recommended to appreciate the size of this apartment.

The property is located on a popular road close to the town centre which 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. Christchurch park is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Ipswich also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Communal Entrance Hall

Accessed via communal entrance door with door giving access to:

Entrance Hall

Electric panel radiator, smooth ceiling, wood effect flooring, security entrance phone and doors giving access to:

Open Plan Living Area

19' 4" x 15' (5.89m x 4.57m)

Double glazed french doors giving access to shared courtyard, three wall light points, two electric storage heaters and smooth ceiling with spotlighting.

Kitchen Area

Double glazed window to front, built in fridge, built in freezer, built in washing machine, built in dish washer, built in oven, built in hob with extractor hood over, tiled splash backs and a single drainage sink with mixer tap inset in a roll edge worktop with cupboards and drawers under and matching above.

Bedroom One

11' 7" into wardrobes x 10' 10" (3.53m into wardrobes x 3.30m)

Double glazed french doors to front, wood effect flooring, smooth ceiling with inset spotlighting and electric panel radiator.

Wet Room

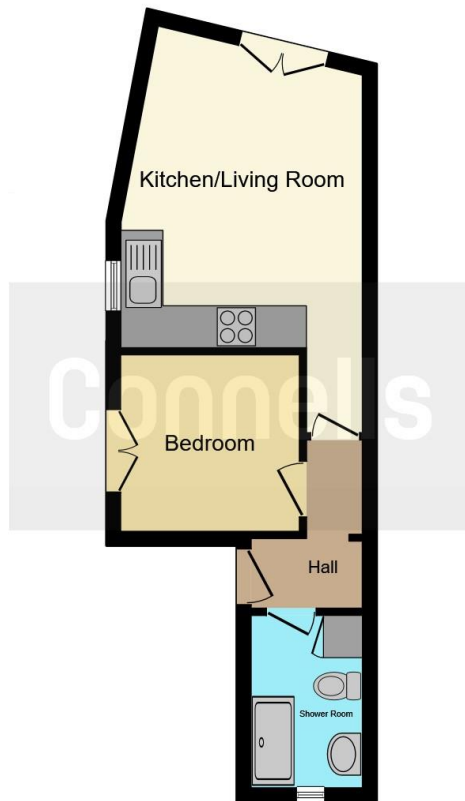
9' 9" x 6' (2.97m x 1.83m)

Double glazed window to side, wash hand basin, low level w/c, shower unit, part tiled walls, smooth ceiling and airing cupboard.

Outside

There is a shed, a shared balcony and secure 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: E

view this property online [connells.co.uk/Property/ICH310953](https://www.connells.co.uk/Property/ICH310953)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 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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