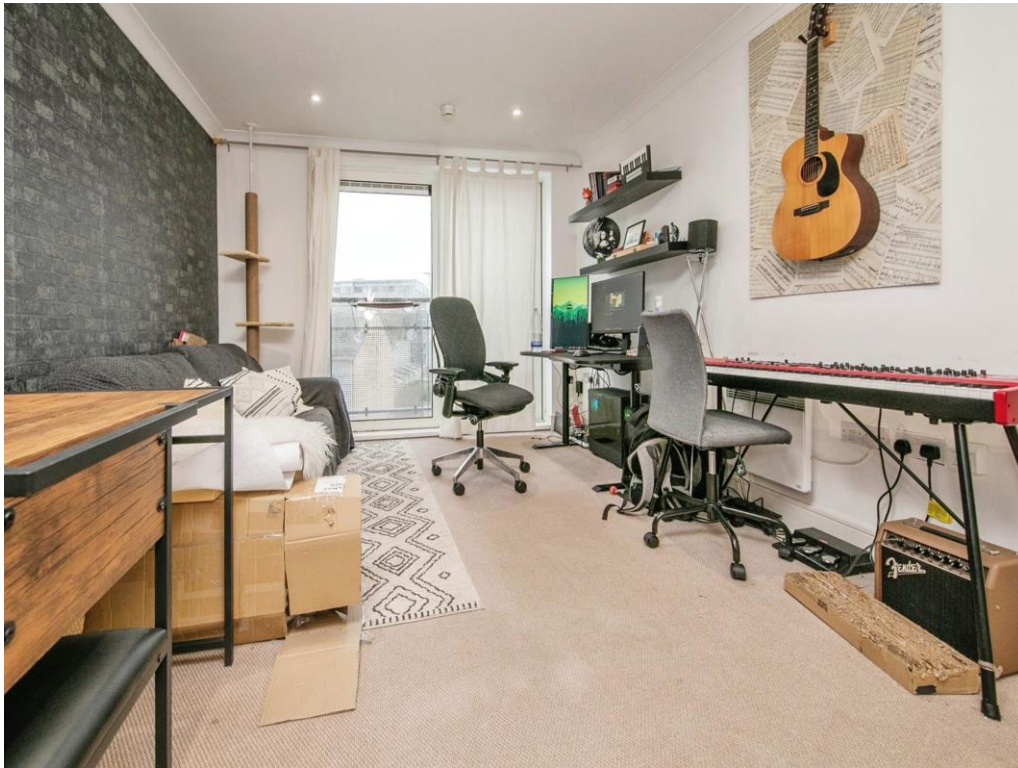




Connells

Wykes Bishop Street
Ipswich



Property Description

A One Bedroom Third Floor Modern Apartment situated near the popular waterfront marina which is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas. Festivals and events are held along the Waterfront throughout the year.

The apartment benefits from having a Juliette balcony, double glazing, a modern fitted kitchen, allocated parking and as previously mentioned it is well situated for The Waterfront Marina.

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.

Communal Entrance

Double glazed entrance door leading to stairs giving access to third floor:

Entrance Hall

Access via double glazed entrance door, storage cupboard and doors giving access to:

Lounge

14' x 10' 9" (4.27m x 3.28m)

Double glazed patio doors leading to juliette balcony, panel heater and access to:

Kitchen Area

8' 5" x 6' 1" (2.57m x 1.85m)

A selection of wall and base level units, stainless steel 1 1/2 bowl sink with drainage unite inset in work surfaces, electric oven, hob and extractor over and space for fridge freezer.

Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)

Double glazed window to rear, fitted mirrored wardrobes and panel heater.

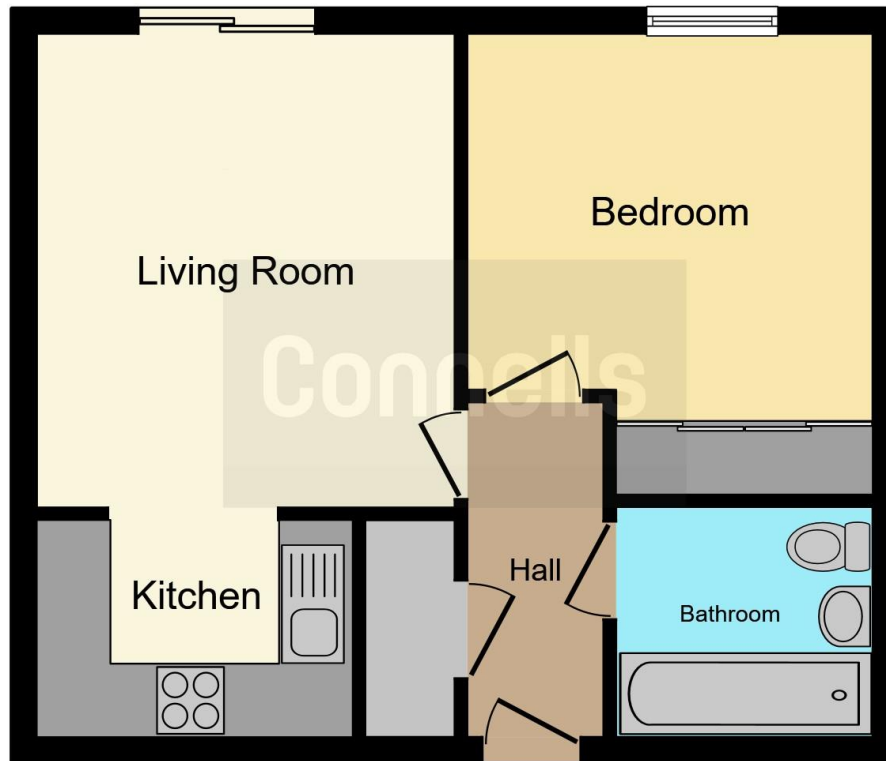
Bathroom

Comprises of a panel bath with glass screen and shower over, vanity wash hand basin and close coupled w/c.

Outside

Secure parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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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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