



**Connells**

Leven Court Barnard Square  
Ipswich





## Property Description

A spacious and contemporary fifth floor apartment, recently refurbished throughout, set within the county town of Ipswich. Within a short walk of both Ipswich Train Station, providing mainline links to London Liverpool Street and the vibrant waterfront area offering an array of bars and restaurants.

Internally, the property has been fully refurbished throughout by the current vendors and offers spacious living accommodation with the open plan kitchen, living and dining area. There are two double bedrooms with Juliet balconies, and a contemporary three piece bathroom. The balcony is accessed via the living area, and offers panoramic views of the Ipswich skyline and down the River Orwell. The apartment also boasts secure, allocated parking and communal gardens.

Located on the vibrant and highly desired Ipswich waterfront, this property is an ideal first time or investment purchase and is situated close to a range of amenities including restaurants and bars, supermarkets, and shopping and banking facilities in Ipswich town centre. Ipswich train station is 0.7 miles away, and offers mainline railway links to London Liverpool Street, and the University of Suffolk is situated a short walk away, through the scenic Ipswich Marina.

## Entrance Hall

Wood effect flooring and radiator.

## Open Plan Kitchen/Living Space

28' max x 11' 6" max ( 8.53m max x 3.51m max )

Integrated washing machine, integrated dishwasher machine, electric hob and oven, spotlighting, shelving, wood effect flooring, matching wall and base units, hand wash basin with mixer tap and drainer and splash back tiling.

## Balcony

Wooden flooring and reaching views of the Ipswich skyline and the river Orwell.

## Bathroom

Panel bath with shower over, tiled flooring, low level w/c, radiator, pedestal hand wash basin and spot lighting.

## Walk In Cupboard

Wood effect flooring, housing boiler

## Bedroom One

16' 8" max x 9' 2" max ( 5.08m max x 2.79m max )

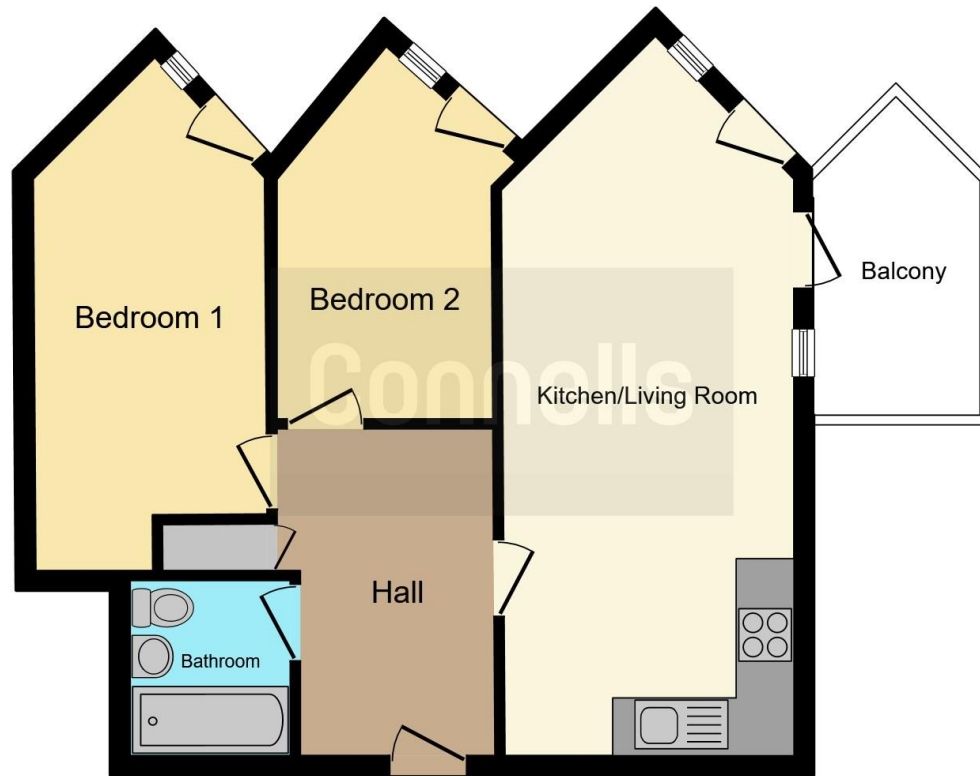
Wood effect flooring, double glazed window, Juliet balcony and radiator.

## Bedroom Two

13' x 8' 11" ( 3.96m x 2.72m )

Double glazed door with Juliet balcony, wood effect flooring and radiator.





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](http://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



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