



Connells

Alan Road
Ipswich



Property Description

A spacious one bedroom first floor apartment, located to the desirable East of Ipswich, boasting secured gated parking and communal gardens. Internally, the property in Hope House offers an open plan living area with high ceilings and large double glazed windows, with access to loft space for storage. There is a double bedroom with built in wardrobes, and a high specification four piece bathroom suite with walk in shower and corner bath.

The property is situated close to many amenities and has good local access to schools and public transport including Derby Road station which gives access to London Liverpool Street, Ipswich and Felixstowe. Close by Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Communal Entrance

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

Entrance

Entrance door leading into:

Kitchen & Open Plan Living

20' 10" x 21' 6" (6.35m x 6.55m)
Large double glazed sash window, wood flooring, two radiators, matching wall and base units, space for fridge freezer, space for washing machine, combi boiler, gas hob, stacked double oven, stainless steel wash basin with drainer and mixer tap over and access to loft.

Bedroom One

10' 8" x 12' 5" (3.25m x 3.78m)
Two Double glazed sash windows, carpeted, radiator and built in wardrobes with shelving

and railings.

Bathroom

Walk in shower, corner bath with shower and mixer tap, pedestal wash hand basin, low level w/c, heated towel rail, storage cupboard and spotlighting.

Loft Space

14' 1" x 8' 10" (4.29m x 2.69m)
Providing storage.

Outside

Secure gated parking, one allocated parking space and communal gardens which also have bike and bin store areas.





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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Tenure: Freehold



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