



**Connells**

Great Colman Street  
Ipswich



## Property Description

An Internal viewing is highly recommended for this first floor apartment located to the heart of Ipswich Town Centre to appreciate the size and style on offer, the property benefits from two double bedrooms, two bathrooms a spacious lounge, original features such as sash windows and high ceilings, electric heating via radiators and has the added bonus of no onward chain.

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 very 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 stairs leading to the first floor:

## Entrance Hall

Access via entrance door, wood effect vinyl flooring, radiator, security video entry phone, storage cupboard, smooth ceiling and doors giving access to:

## Lounge

18' 6" x 13' 8" max ( 5.64m x 4.17m max )  
Two sash windows to front, radiator, wood effect vinyl floor, smooth ceiling and doors giving access too:

## Kitchen

9' 10" x 8' 10" ( 3.00m x 2.69m )  
Sash window to front, radiator, tiled flooring, space for washing machine, space and plumbing for dish washer, built in fridge, built in freezer, built in oven, built in hob with stainless steel splash back and stainless steel hood over, 1 1/2 bowl sink with mixer tap inset in work top with cupboards and drawers under and matching above and smooth ceiling.

## Bedroom One

14' 9" max x 10' 8" ( 4.50m max x 3.25m )  
Two secondary glazed windows to side, wood effect flooring, built in wardrobe and radiator.

## Bedroom Two

9' x 8' 10" ( 2.74m x 2.69m )  
Sash window to front, radiator, smooth ceiling and wood effect vinyl flooring.

## Bathroom

Radiator, pedestal wash hand with mixer tap, low level w/c, bath with mixer tap and shower attachment, part tiled walls, wood effect vinyl flooring and smooth ceiling with extractor fan.





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)



To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/ICH311103](http://connells.co.uk/Property/ICH311103)**

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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