



Connells

Princes Street
Ipswich



Property Description

Located in the heart of Ipswich Town Centre Connells are pleased to offer this two bedroom second floor apartment and comprising of a two bedrooms, open plan Lounge Area, dining Area, kitchen, Family Bathroom. The property further benefits from being offered with 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

Access via security entrance door and stairs rising to apartment.

Entrance Hall

Access via entrance door, security entrance phone, double storage cupboard with space and plumbing for washing machine, airing cupboard, wood effect flooring, smooth ceiling, electric storage heater and doors giving access to:

Lounge Area

12' 8" x 8' 5" (3.86m x 2.57m)
Window to front, wood effect flooring, electric storage heater, television point and access to:

Kitchen/ Dining Area

14' x 9' 1" (4.27m x 2.77m)
Wood effect flooring, space for fridge/freezer, built in oven, built in hob with filter hood over. Single drainer stainless steel sink with mixer tap inset into a roll edge work surface with cupboards and draws under and matching above, tiled splashbacks and smooth ceiling.

Bedroom One

12' x 13' 7" (3.66m x 4.14m)
Two secondary glazed windows to the front, smooth ceiling with ceiling fan and walk in storage cupboard.

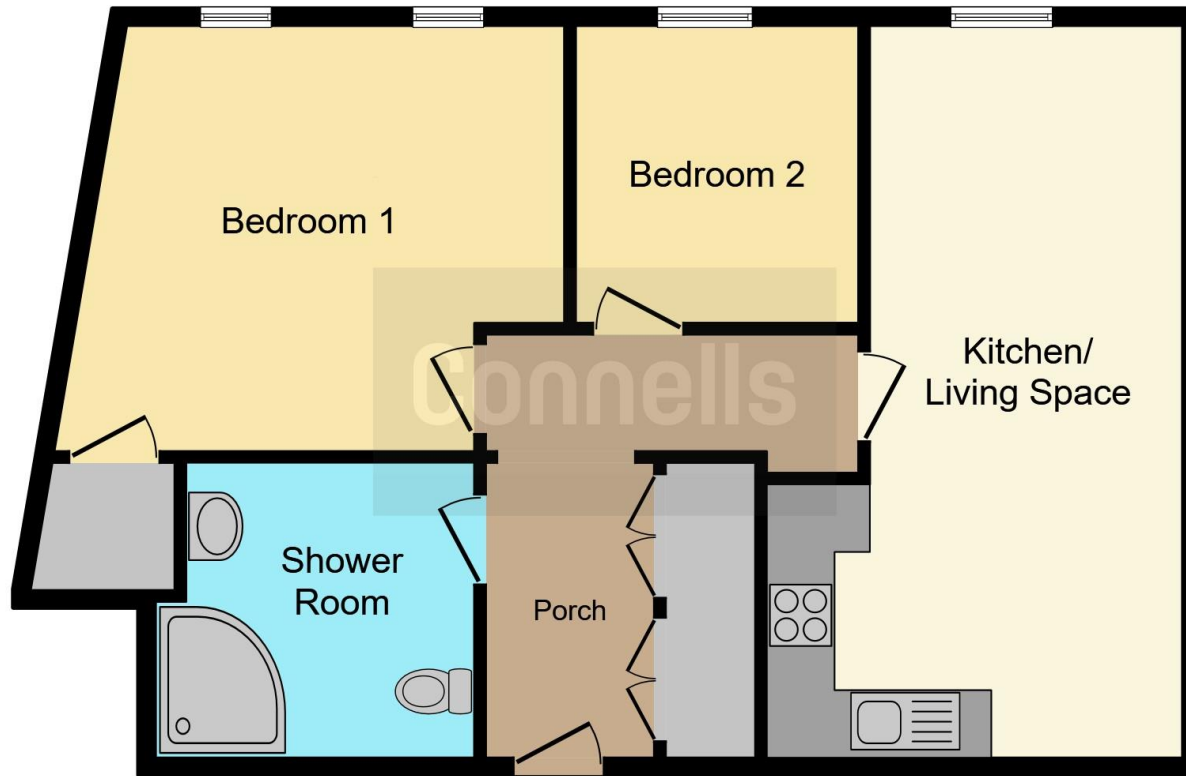
Bedroom Two

8' 2" x 7' 3" (2.49m x 2.21m)
Secondary glazed window to the front, smooth ceiling and electric panel radiator.

Family Bathroom

Shaped and panel bath, low level wc, pedestal wash hand basin with mixer tap, part tiled walls and smooth ceiling.





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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/ICH311231

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. 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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