



Connells

Meridian Rise
Ipswich



Property Description

A first floor modern apartment located on the popular vista development located to the east of the town centre, the property comprises of open plan living area, two bedrooms, four piece bathroom suite, access to a communal terrace area, two secure undercroft parking spaces, balcony, gas central heating and an internal viewing is highly recommended.

The property is situated in a popular location to the East of Ipswich and is in easy walking distance of the town centre and rejuvenated vibrant waterfront, with the bars and restaurants overlooking the marina.

The town centre itself offers a wide range of shopping and recreational facilities and Christchurch Park is also close by to the north of the town centre. Ipswich also has a main line railway station with its fast and frequent rail service to London's Liverpool Street

Communal Entrance Hall

Accessed via security entrance door and access to:

Entrance Hall

Upvc double glazed window to rear, airing cupboard, storage cupboard, wood effect flooring, radiator, security entrance phone and doors giving access to:

Open Plan Living Area

18' x 15' 3" (5.49m x 4.65m)

Lounge Area

Wood effect flooring, smooth coved ceiling and access to:

Kitchen Area

Upvc double glazed double doors giving access to the balcony, space for fridge freezer, built in oven, built in hob with stainless steel splash back and stainless steel extractor hood over, usb point, space and plumbing for

washing machine, wood effect flooring, smooth ceiling with inset spotlighting, 1 1/2 bowl sink with mixer tap inset in a roll edge with cupboards and drawers under and matching above and radiator.

Bedroom One

13' x 11' 7" max (3.96m x 3.53m max)

Upvc double glazed window to front, radiator, wood effect flooring and smooth ceiling.

Bedroom Two

11' 4" x 6' 10" (3.45m x 2.08m)

Upvc double glazed window to front, wood effect flooring and smooth ceiling.

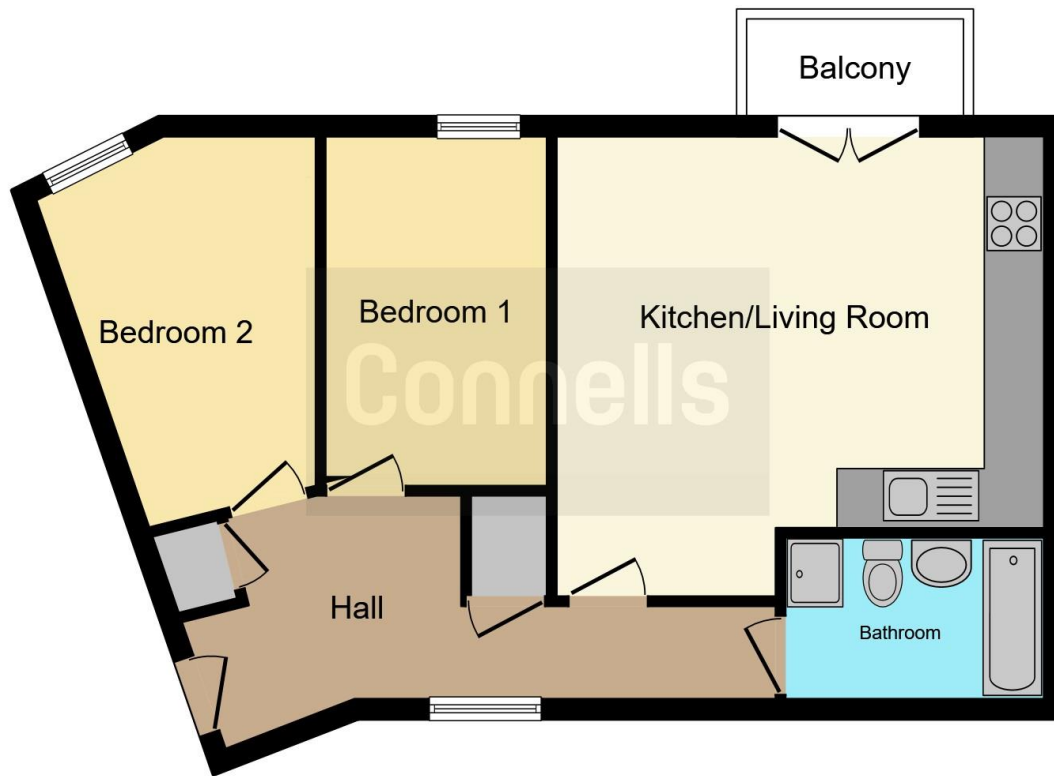
Bathroom

Upvc double glazed window to rear, radiator, shaped and panel bath with mixer tap and shower attachment, fully tiled shower cubicle with independent shower over, low level w/c, radiator, smooth ceiling with inset spotlighting, part tiled walls and wood effect luxury vinyl tiles.

Outside

There is a secure communal terrace which is an ideal space for bbqs or sun bathing and secure undercroft parking for two vehicles.





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

view this property online connells.co.uk/Property/ICH311192

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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.

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