



**Connells**

Montrose Court Rosehill Crescent  
Ipswich





## Property Description

Connells are pleased to offer this first floor two bedroom flat which is located to the east of Ipswich and benefits further from a separate lounge, modern shower room, ample off street parking, large communal garden area and is well located for a walk to the close by to the rejuvenated waterfront marina which boasts many restaurants, bars and cafes.

The property is situated near many local amenities, schools and has good local transport links into nearby Ipswich which 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.

## Communal Entrance

Accessed via security entrance door and stairs rising to first floor:

## Entrance Hall

Accessed via entrance door and doors giving access to:

## Lounge

15' 3" narrowing to 10' 3" x 11' ( 4.65m narrowing to 3.12m x 3.35m )  
Window to front, smooth ceiling, tv point and electric radiator.

## Kitchen

14' 10" x 10' 4" ( 4.52m x 3.15m )  
Window to side, single drainage stainless steel sink with mixer tap inset in a roll edge work top with cupboards and drawers under and matching above, space for fridge freezer, space and plumbing for slim line dish washer,

space and plumbing for washing machine, built in hob with filter hood over, tiled splash backs, wood effect vinyl flooring, cupboard housing wall mounted boiler, electric radiator, smooth ceiling with spotlighting and doors giving access too:

## First Floor Accommodation

### Landing

Window to side, electric radiator and doors giving access to:

### Bedroom One

10' 10" max x 9' 9" max ( 3.30m max x 2.97m max )  
Window to front side and rear, electric radiator and mezzanine bed providing storage under.

### Bedroom Two

9' 7" max x 9' 2" max ( 2.92m max x 2.79m max )  
Window to front, picture rail, electric radiator and mezzanine bed with storage under.

### Shower Room

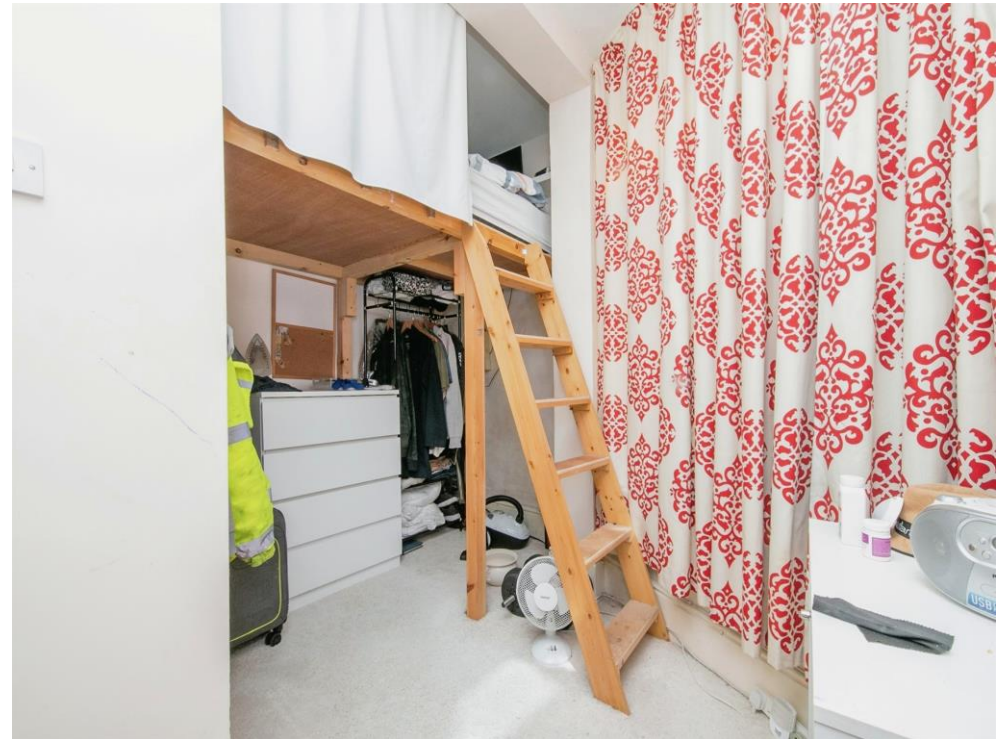
Modern shower room with window to side, walk in double shower cubicle with independent shower over, low level w/c, pedestal wash hand basin, part tiled walls, vinyl flooring, electric radiator, smooth ceiling and extractor fan.

## Outside

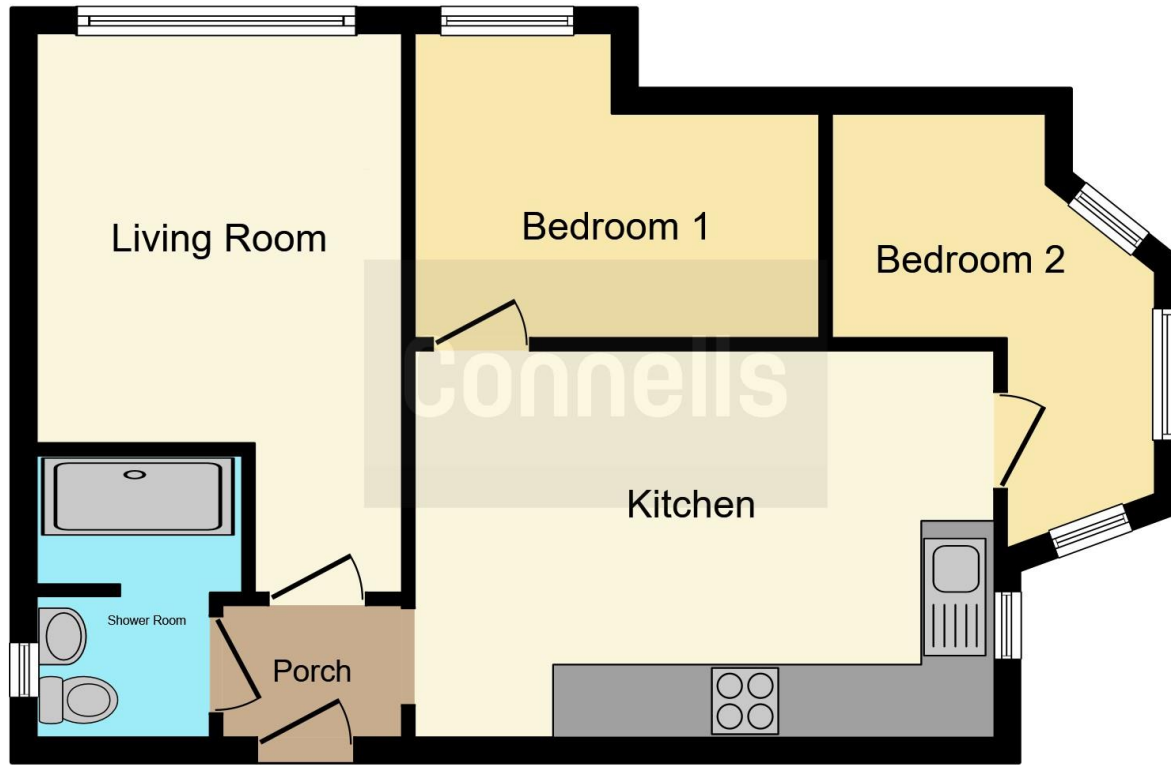
### Communal Gardens

To the front of the property there is a large communal car park with ample off street parking.

The communal rear garden has a large lawned area, patio seating areas, woodlands and hedged borders.







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: F**

**view this property online [connells.co.uk/Property/ICH310719](http://connells.co.uk/Property/ICH310719)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Mar 1989. 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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