



**Connells**

Shotley Lodge Queen Victoria Drive  
Shotley Ipswich





## Property Description

A luxury first floor apartment offering stunning estuary views. located in a prime position on the edge of the Pensinsula, in the scenic village of Shotley Gate. The accommodation comprises of two double bedrooms, en-suite to bedroom one, open plan living area, fully fitted kitchen with bosch appliances, luxury bathroom suite, wooden floors with under floor heating, balcony with panoramic views of the Stour Estuary, and allocated parking.

Shotley is well known for being a village with a strong sense of community, and offers residents a number of local amenities, including local shop, pubs and restaurants, local vineyard and cafe and takeaways. The village offers river and countryside walks, as well as being popular with the sailing and watersports community due to the quick and easy access to the River Stour, the River Orwell, Shotley Marina, as well as two sailing clubs. The village sits just over 10 miles from Ipswich, the county town of Suffolk, providing further shopping facilities, as well as a wealth of restaurants and cafes along the vibrant Ipswich Marina.

## Communal Entrance Hall

Accessed via security entrance door with a lift and stairs rising to the apartment.

## Entrance Hall

Accessed via entrance door, security video entry phone, smooth ceiling with inset spot lighting, storage cupboard, wood flooring with under floor heating and doors giving access too:

## Utility Cupboard

space and plumbing for washing machine, boiler and electrics.

## Open Plan Living Area

21' 3" x 20' 6" ( 6.48m x 6.25m )

## Lounge Area

Double glazed window to side, double glazed patio door giving access to balcony which offers stunning river views, wood flooring with under floor heating, smooth ceiling with inset spotlighting and wi-fi central heating.

## Balcony

Decked cupboard with views over the river.

## Kitchen Area

Built in fridge, built in freezer, built in dish washer, built in oven, built in induction hob with filter hood over, wooden flooring with under floor heating, 1 1/2 bowl sink with mixer spray tap inset in a quartz work tops with soft close drawers and cupboards under and matching above and smooth ceiling with inset spotlighting.

## Bedroom One

19' narrowing to 15' 7" x 9' ( 5.79m narrowing to 4.75m x 2.74m )  
Double glazed window to rear, electric panel radiator with wi-fi control, fitted double wardrobes, smooth ceiling with inset spotlighting and doors giving access too:

## En-Suite

Fully tiled shower cubicle with independent shower over and rainfall shower head, vanity wash hand basin with mixer tap, heated towel rail, enclosed w/c, tiled walls, smooth ceiling with inset spotlighting and

extractor fan and tiled flooring with under floor heating.

## Bedroom Two

16' 6" max x 8' 6" ( 5.03m max x 2.59m )  
Double glazed window to rear, wi-fi controlled electric panel radiator and smooth ceiling with inset spotlighting.

## Bathroom

Fully tiled shower cubicle with independent shower over and rainfall shower head, shaped and panel bath with mixer tap and shower attachment, heated towel rail, enclosed w/c, tiled flooring with under floor heating, vanity wash hand basin and smooth ceiling with inset spotlighting.

## Communal Areas

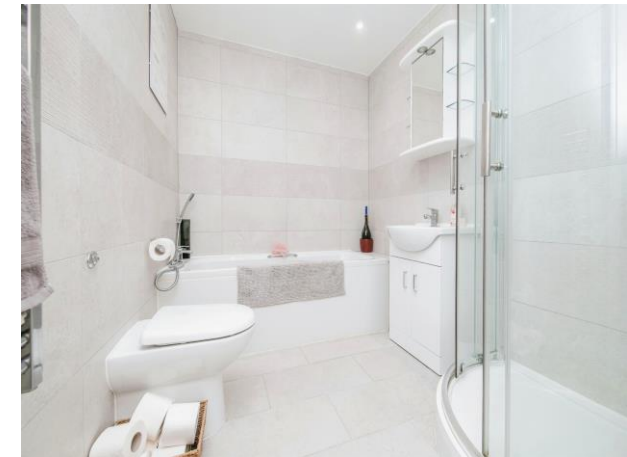
The property benefits in the communal areas from a lift, a store and a bike shed.

There is also allocated parking for the property and visitor parking.

The apartment provides stunning river views.







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)

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**EPC Rating: B**

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2018. 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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