



The Winerack Key Street Ipswich IP4 1FU

for sale
£189,000



Property Description

A Two bedroom 5th floor apartment located on the popular Winerack development and situated next to the rejuvenated waterfront marina. The property benefits from allocated parking, en-suite to master bedroom, separate bathroom, Juliette balcony, open plan living, modern kitchen, long lease and is being sold with no onward chain.

The Winerack apartments have been architecturally designed to maximize the very best views from every angle, making the most of the superb marina location. On the inside, the apartments are accessed via one of the four quarters' private entrances and feature locally unrivalled specifications and contemporary finishes.

Ipswich Waterfront is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas.

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.

Communal Entrance

Accessed via communal entrance door with stairs and lift rising to all floors.

Entrance Hall/ Inner Hall

Accessed via entrance door, electric heater, storage cupboard with plumbing for washing machine and doors giving access too:

Open Plan Living

20' 4" narrowing to 9' 7" x 22' 7" (6.20m narrowing to 2.92m x 6.88m)

Lounge

Electric panel heater and double glazed door giving access to Juliette balcony.

Kitchenette

A selection of wall and base level units, 1 1/2 bowl stainless steel sink and drainage set into work surfaces, electric hob and oven and integrated fridge freezer.

Bedroom One

10' 9" x 9' 9" (3.28m x 2.97m)
Double glazed window to rear, electric heater and door giving access too:

En-Suite

Walk in shower, vanity wash hand basin, low level w/c, spotlights to ceiling and extractor fan.

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m)
Double glazed window to rear and panel heater.

Bathroom

Panel bath, vanity wash hand basin, low level w/c, chrome towel rail, spotlights to ceiling and extractor fan.

Outside

Allocated parking spot via the car stacker system.

How the stacker system works- You drive your car on to a turntable, switch it off and walk away. The turntable spins around 180 degrees and the car

is lifted onto a parking bay, facing forward for when it is next needed. The car park is smart and remembers your vehicle and how often you use it and at what time – and will park your car accordingly for efficiency. Returning for your car you can dial it up and it is returned automatically and ready to drive away.

Each property comes with a max car measurement which is a standard size bay of 1600 mm high and minimum 120mm ground clearance.





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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6 Princes Street
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2314.00

Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH311367

This is a Leasehold property with details as follows; Term of Lease 199 years from 20 Jul 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: ICH311367 - 0018

