



**Connells**

Gaskell Place  
Ipswich





## Property Description

Connells are pleased to offer this ground floor apartment located on the Popular Voyage development close to Ipswich Main line Train Station that offers direct access into London Liverpool Street, Cambridge, Norwich and many more destinations and is within walking distance of the town centre and Ipswich's vibrant waterfront which boasts many restaurants, bars and cafes.

The Property benefits from a two bedrooms, open plan living, a three piece bathroom suite, communal gardens, allocated parking, visitor parking and a tenant in-situ.

Ipswich is the county town of Suffolk has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores.

## Bedroom Two

11' x 8' 4" ( 3.35m x 2.54m )  
Double glazed window to the front and radiator.

## Bathroom

Comprises of panel bath, wash hand basin, low level wc and shaver point.

## Outside

Communal gardens, one allocated parking space and a visitors space.

## Entrance Hall

Communal door into entrance hall, further door into entrance hall itself with radiator, telephone entry system, airing cupboard and doors giving access too:

## Lounge Area

Double Glazed window to the front. Double glazed patio doors to the rear, tv point and radiator.

## Kitchen Area

Double glazed window to the rear. Kitchen comprises of a selection of wall and base level units, one and half bowl sink and drainer unit set into roll edge work surfaces. Electric oven, electric hob, plumbing for washing machine and space for fridge/freezer.

## Bedroom One

11' 9" x 9' 9" ( 3.58m x 2.97m )  
Double glazed window to the front and radiator.





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: C**

**view this property online [connells.co.uk/Property/ICH311416](http://connells.co.uk/Property/ICH311416)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2007. 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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