



Connells

Siloam Place
Ipswich



Property Description

Connells are pleased to offer this first floor apartment on the Modus Development located 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 two bedrooms, a modern fitted kitchen, all new carpets throughout, a long lease, communal gardens, permit parking and is being sold with no onward chain.

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.

Communal Entrance Hall

Accessed via double glazed communal entrance door and stairs rising to the first floor:

Entrance Hall

Accessed via entrance door, security entrance telephone system and doors giving access too:

Lounge

14' 10" x 14' (4.52m x 4.27m)
French doors accessing Juliette balcony and electric panel heaters.

Kitchen

8' 1" x 7' 5" (2.46m x 2.26m)
Double glazed window to front, the kitchen comprises of a selection of wall and base level units with a stainless steel sink and drainage unit inset in a roll edge work surfaces, integrated electric oven, electric hob with extractor over, washing machine and space for fridge freezer.

Bedroom One

11' 2" x 9' 10" (3.40m x 3.00m)
Double glazed window to rear, electric heater and access too:

En-Suite

Shower cubicle, vanity wash hand basin and closed coupled low level w/c.

Bedroom Two

10' x 7' 2" (3.05m x 2.18m)
Double glazed window to rear and electric panel heater.

Bathroom

Bath with mixer tap, vanity wash hand basin, closed coupled low level w/c and airing cupboard.

Outside

There are communal gardens to the rear and permit parking.





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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/ICH311203

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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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