



Connells

Firmin Close
Ipswich



Property Description

Connells are pleased to offer this two bedroom first floor apartment situated on the edge of Ipswich town centre benefiting from being within easy access of a variety of amenities including local shopping facilities, retail park and public transport links.

The property has a fitted kitchen, lounge/diner, double glazing, central heating and allocated parking.

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.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Door

Communal entrance hall accessed via security entrance door and stairs rising to the apartment.

Entrance Hall

Entrance via entrance door, radiator, storage cupboard, security entrance phone and doors too:

Lounge/Diner

15' x 12' 7" (4.57m x 3.84m)
Upvc double glazed window to the front, radiator, smooth ceiling and door giving access too:

Kitchen

10' 5" x 8' 7" (3.17m x 2.62m)
Upvc double glazed window to the front, radiator, wood effect flooring, space for fridge/freezer. Space and plumbing for washing machine, single drainer stainless

steel sink inset into a roll edge work surface with cupboards and draws under and matching above. Wall mounted boiler, built in oven, built in hob with filter hood over, tiled splash backs and smooth ceiling.

Bedroom One

11' 9" x 9' (3.58m x 2.74m)
Upvc double glazed window to the rear, radiator, built in double wardrobes and smooth ceiling.

Bedroom Two

11' 10" x 7' 6" (3.61m x 2.29m)
Upvc double glazed window to the side, radiator and smooth ceiling.

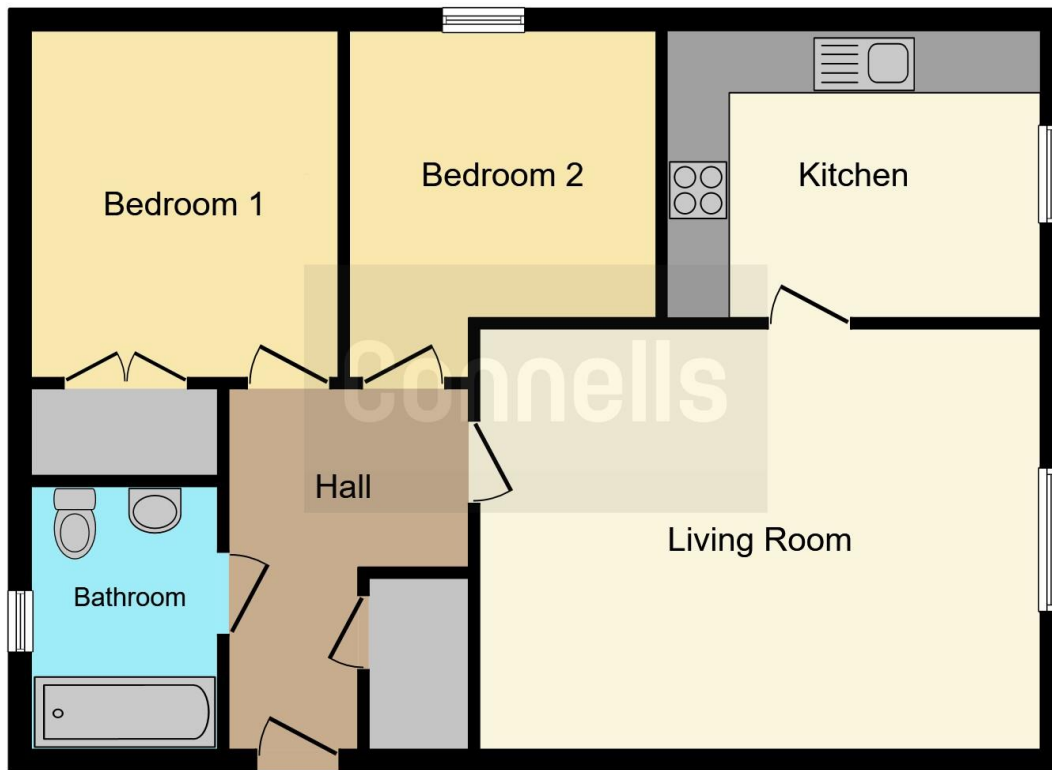
Family Bathroom

Upvc double glazed window to the rear, radiator, low level wc, pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment and part tiled walls.

Outside

Outside the property benefits from an allocated parking space.





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: C

view this property online connells.co.uk/Property/ICH311392

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004. 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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