



Connells

2 Back Hamlet
Ipswich



Property Description

This Modern Two Bedroom First Floor Apartment situated near the Neptune Marina, the apartment boasts modern finishes throughout, integrated fitted kitchen with dishwasher, granite worktops and separate utility cupboard for washing machine, the property also benefits from a secure underground parking space,

The Ipswich Waterfront is a cultural and historically significant area surrounding the marina in the town of Ipswich. The waterfront is a trendy area of Ipswich, the waterfront is now characterised by its marina, known as Neptune Marina, as well as its mix of classical and postmodern architecture which includes multiple high-rise apartment buildings, restaurants, bars and cafes.

The waterfront is also home to the main campus of the regions university, the University of Suffolk.

Nearby Ipswich is the County Town of Suffolk and 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.

An internal viewing is highly recommended for this property.

Communal Entrance Hall

Communal Entrance door into entrance hall with stairs to first floor.

Entrance Hall

Assessed via entrance door, electric panel radiator, airing cupboard and utility cupboard with space for washing machine.

Lounge/Kitchenette

19' 1" x 11' (5.82m x 3.35m)
Double glazed window to front, The kitchen comprises of a modern suite with integrated fridge freezer, cooker point with extractor fan over, stainless steel sink set into granite workshops cupboards and drawers under and matching above, space for fridge and panel heater.

Bedroom One

10' 7" x 9' 2" (3.23m x 2.79m)
Double glazed window to front and panel heater.

Bedroom Two

9' 1" max x 6' 1" (2.77m max x 1.85m)
Double glazed window to side and panel heater.

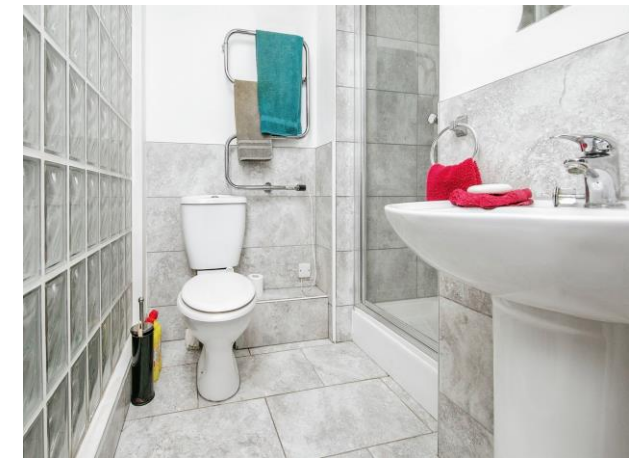
Shower Room

Shower cubicle, pedestal wash hand basin, low level w/c, electric chrome heated towel rail and extractor fan.

Outside

There is one allocated underground parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: B

view this property online connells.co.uk/Property/ICH311558

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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