



Connells

Back Hamlet  
Ipswich





## Property Description

A modern two bedroom ground floor Apartment situated near the popular Neptune Marina, the apartment boasts modern and improved finishes throughout, open plan living/kitchen area, shower room and has the added bonus of being sold with no onward chain. An internal viewing is highly recommended for this property.

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.

## Communal Entrance Hall

Accessed via secure entrance door.

## Entrance Hall

Accessed via entrance door, wood effect flooring, electric panel radiator, security entry phone, airing cupboard housing water tank and space and plumbing for machine and doors giving access too:

## Open Plan Living Area

19' x 11' 2" max ( 5.79m x 3.40m max )  
Double glazed window to front, tile effect vinyl flooring, electric panel radiator, smooth ceiling with inset spotlighting and access too:

## Kitchen Area

Double glazed window to front, tile effect vinyl flooring, space for cooker with stainless steel splash backs and stainless steel extractor hood over, 1 1/2 bowl sink with mixer tap inset in a granite work top with cupboards and drawers under and matching above, smooth ceiling with spotlighting and space and plumbing for dishwasher.

## Bedroom One

9' 5" x 7' 2" plus recess ( 2.87m x 2.18m plus recess )

Double glazed window to side, smooth ceiling with spotlighting, electric panel radiator, television point and grey carpet.

## Bedroom Two

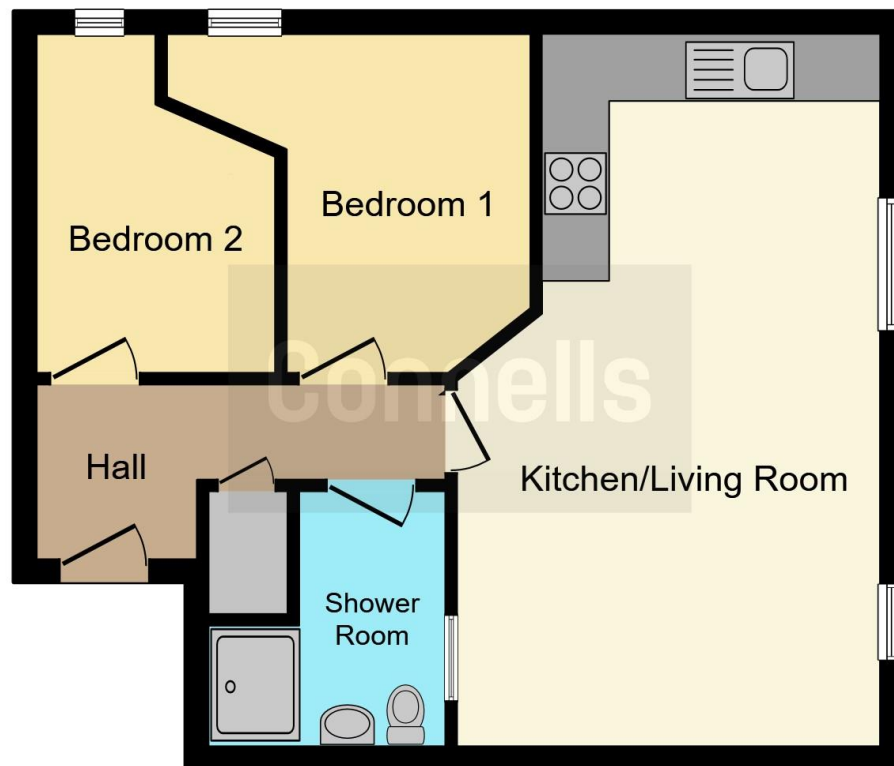
9' 9" x 6' 2" ( 2.97m x 1.88m )

Double glazed window to side, smooth ceiling with spotlighting, electric panel radiator and grey carpets.

## Shower Room

Fully tiled shower cubicle with rainfall shower head, pedestal wash hand basin, low level w/c, vinyl flooring, heated towel rail and smooth ceiling with extractor.





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/ICH311084](http://connells.co.uk/Property/ICH311084)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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