



Connells

Howard House Gippeswyk Avenue
Ipswich



Property Description

Located adjacent to Gippeswyk park and within easy reach of Ipswich mainline railway station you will find this well presented modern apartment, the property comprises of two bedrooms, kitchen/diner, spacious lounge, en-suite to bedroom one, master bathroom suite, allocated parking and communal gardens. The property also has the added benefit of being offered with no onward chain.

As previously mentioned this property is well located for access to the train station which gives direct access to London Liverpool Street, Cambridge, Norwich and many more destinations.

The close by Ipswich town centre offers a wide range of shopping, eating and recreational facilities and also near by is the thriving waterfront marina which has a selection of many restaurants, cafes and bars.

Communal Entrance Hall

Accessed via security entrance door and stairs leading up the apartment.

Entrance Hall

Accessed via entrance door, security entrance phone, storage cupboard, smooth covered ceiling, wood effect flooring, radiator, airing cupboard and doors giving access to:

Lounge

15' 5" x 12' 10" (4.70m x 3.91m)
Upvc double glazed window to front, upvc double glazed french doors giving access to a Juliette balcony, radiator, smooth covered ceiling and wood effect flooring.

Kitchen/Diner

15' 10" x 9' 10" (4.83m x 3.00m)
Upvc double glazed window to front, Worcester Combi wall mounted boiler, built in hob, built in oven, wood effect vinyl flooring,

space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, smooth covered ceiling with inset spotlighting, tiled splash backs, space and plumbing for dishwasher and radiator.

Bedroom One

12' 10" x 11' 3" (3.91m x 3.43m)
Upvc double glazed window to side, smooth covered ceiling, wood effect flooring, radiator and a range of built in wardrobes, radiator and door giving access to:

En-Suite

Fully tiled shower cubicle with independent shower over, pedestal wash hand basin with mixer tap and tiled splash backs, low level w/c, smooth covered ceiling with inset spotlighting and extractor fan and radiator.

Bedroom Two

9' 1" x 7' 3" max (2.77m x 2.21m max)
Upvc double glazed window to side, radiator, wood effect flooring and smooth covered ceiling.

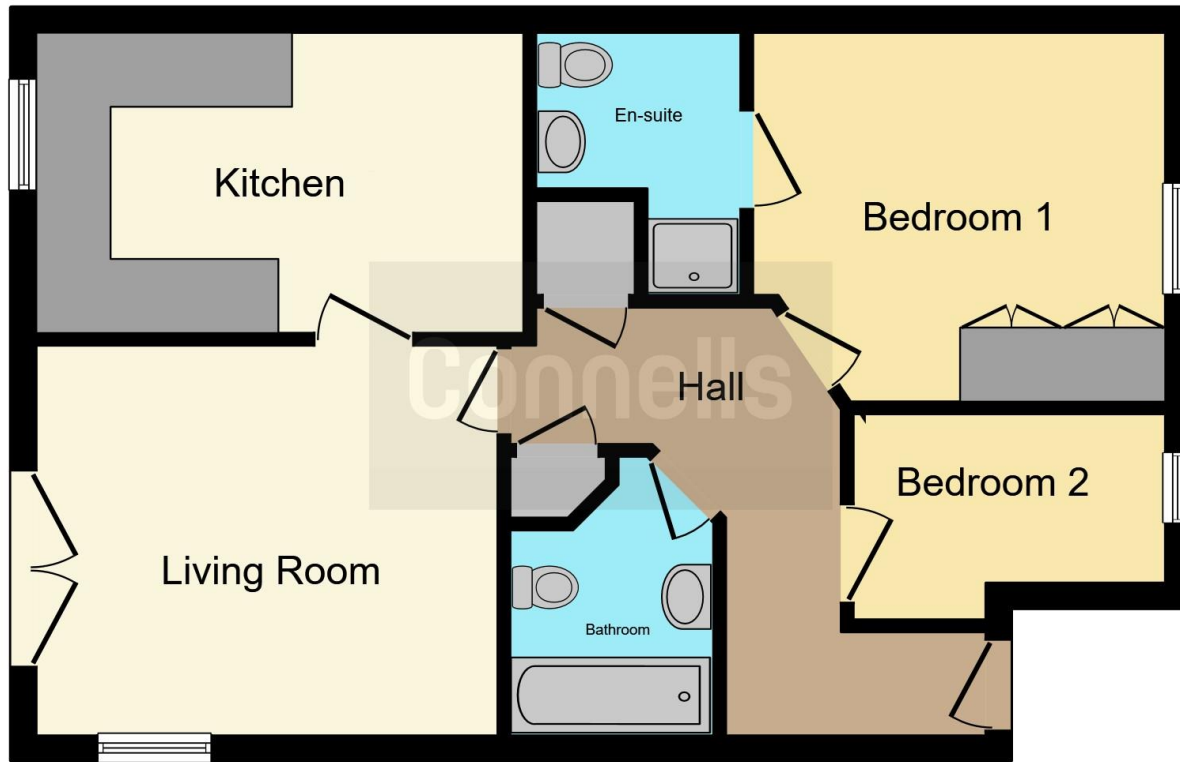
Bathroom Suite

Shaped and panel bath with mixer tap and shower attachment, pedestal wash hand basin, shaver light point, tile effect vinyl flooring, part tiled walls, smooth ceiling with inset spotlighting, extractor fan and radiator.

Outside

There is a communal garden and 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

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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

view this property online connells.co.uk/Property/ICH311596

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2001. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH311596 - 0005