





Property Description

A two-bedroom split level apartment which is well located for the train station and the town centre. The property comprises of entrance lobby, kitchen, separate lounge, two bedrooms, bathroom, communal garden and parking.

The property is situated close to the town centre so is convenient for local amenities, including schools, shops, and restaurants. The area is within walking distance of Ipswich mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. Willoughby Road benefits from nearby green spaces and generally quiet surroundings.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Communal Entrance Hall

Access by entrance door and door giving access to apartment

Entrance Lobby

stairs rising to the first floor.

First Floor Landing

Window to side, stairs rising to the second floor giving access to:

Kitchen

11' 8" x 9' 5" (3.56m x 2.87m)

Window to rear wall mounted boiler would affect flooring single drainer stainless steel sink with mixer tap with a work surface with cupboards and drawers. Under a matching above space and plumbing for washing machine. Space for fridge freezer. Built-in

oven built-in hob with filter hood over

Second Floor, Landing

sash window to side steps to top floor and those giving access to

Lounge

15' x 11' 5" max (4.57m x 3.48m max)

Window front, giving river and views towards Ipswich radiator feature fireplace picture rail

Bedroom One

12' 4" x 12' 6" (3.76m x 3.81m)

Window to rear to storage cupboards, radiator feature fireplace picture rail

Bathroom

10' 2" x 7' 1" (3.10m x 2.16m)

Sash window to front, low level w/c, pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment, radiator, wood effect flooring and part tiled walls.

Top Floor Landing

Storage cupboard and to give me access to

Bedroom Two

14' x 10' 4" plus dormer (4.27m x 3.15m plus dormer)

Upvc double glazed window to front with views over the river, radiator and smooth ceiling.

Outside

To the front of the property there is communal parking area with steps leading to the communal entrance door. There is also side access to a communal rear garden.

Agent Note

Can be sold with the tenant insitu, current rent is £740 PCM

Leasehold 99 years from 5 November 2004

Service charge/Ground Rent: TBC





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

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6 Princes Street
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EPC Rating: E

Tenure: Leasehold

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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.



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Property Ref: ICH311547 - 0005