



Connells

Foundation Street  
Ipswich



## Property Description

A two-bedroom ground floor apartment with its own entrance door situated to the side of unicorn house which was the former Victorian brewery and is located in the town centre. The property has a open plan living area, en-suite to master as well as a separate bathroom and a balcony to the rear giving spacious outdoor living.

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 Hall

Accessed via entrance door, storage cupboard and doors off:

## Kitchen/Living Area

26' 5" x 9' 5" ( 8.05m x 2.87m )

Wall and base level units, modern grey style with integrated dishwasher, plumbing for washing machine, electric oven with hob and extractor over, hand drawers and breakfast bar.

## Bedroom One

15' 9" x 8' 8" ( 4.80m x 2.64m )

Double glazed door to balcony and panel heater.

## En-Suite

Shower and pedestal wash hand basin and low-level w/c.

## Bedroom Two

9' x 7' 5" ( 2.74m x 2.26m )

Double glazed window to front.

## Bathroom

Comprises of a pear shaped bath and shower over, wash hand basin, low-level w/c and heated towel rail.

## Outside

Accessed via electric gate to the side of the property where there is a storage area.





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)



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6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1662.52

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH311712](http://connells.co.uk/Property/ICH311712)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: ICH311712 - 0014