







## Property Description

Located to the east of Ipswich on the Crest Nicholson development, you will find this well presented first-floor apartment offered with the added bonus of no onward chain. The communal entrance is accessed via a security entrance door, and there are stairs rising to the apartment. The large hallway gives access to the rooms as well as two storage cupboards, the large living accommodation is open plan and light and is a great space for entertaining. There are two double bedrooms with an en-suite to the master bedroom and the outside of the property benefits from secure allocated parking. 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.

## Communal Entrance

Accessed via fire security entrance door, stairs rising to the first floor and a door giving access to allocated parking area.

## Entrance Hall

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

## Open Plan Living Area

21' 1" x 14' 7" ( 6.43m x 4.45m )  
**Lounge Area**

Two upvc double glazed windows to front, two radiators, wood effect flooring and smooth ceiling.

## Kitchen Area

Upvc double glazed window to front, built-in fridge, built-in freezer, built-in oven, built-in Bosch hob with stainless steel splash back and extractor hood over, built-in Bosch washer / dryer, smooth ceiling with inset spotlighting, single drainage stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above and cupboard housing wall mounted boiler.

## Bedroom One

15' 3" x 12' 5" narrowing to 9' 6" ( 4.65m x 3.78m narrowing to 2.90m )  
Upvc double glazed window to rear, built-in double wardrobe, smooth ceiling, radiator and door giving access to:

## En-Suite

Upvc double glazed window to rear, fully tiled double shower cubicle with independent shower over, wood effect vinyl flooring, low-level w/c, pedestal wash hand basin with mixer tap, heated towel rail, shaver point, smooth ceiling with inset spotlighting and extractor fan.

## Bedroom Two

10' x 10' ( 3.05m x 3.05m )  
Upvc double glazed window to front, radiator and smooth ceiling.

## Bathroom

Upvc double glazed window to side, enclosed w/c, shaped and panel bath with mixer tap and shower attachment with shower screen, tile effect vinyl flooring, wash hand basin with mixer tap, smooth ceiling with inset spotlighting and extractor fan, heated towel rail, shaver point and part tiled

walls.

## Outside

The property benefits from a allocated parking space and communal bin store and bike store.







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6 Princes Street  
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EPC Rating: B

Council Tax  
 Band: A

Service Charge:  
 2400.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH311892](http://connells.co.uk/Property/ICH311892)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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