



Not for marketing purposes INTERNAL USE ONLY

Tye Road  
IPSWICH





### Property Description

Located on this popular modern development, you will find this top floor apartment offered with no onward chain and conveniently located for access to the waterfront, along with the town centre and mainline train station. The property comprises of a generously sized lounge/ diner, double bedroom, separate kitchen, bathroom, access to a communal garden, permit parking and also has a visitor parking permit.

Ipswich which is the county town of Suffolk has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also offers a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

### Communal Entrance

Accessed via security entrance door and stairs rising to the top floor.

### Entrance Hall

Accessed by entrance door, laminate flooring, security entry phone, storage cupboard, smooth ceiling giving loft access and doors giving access to:

### Lounge/Diner

18' 1" x 10' 4" ( 5.51m x 3.15m )  
Double glazed double doors giving access to the Juliet balcony, laminate flooring, smooth ceiling an access to:

### Kitchen

10' 6" x 6' ( 3.20m x 1.83m )  
Double glazed window to front, single drainer sink with mixer tap with cupboards under and above, space for fridge freezer, space and plumbing for washing machine, part tiled

walls, laminate flooring, smooth ceiling with extractor fan and tiled splashback's.

### Bedroom One

12' 5" x 10' 1" ( 3.78m x 3.07m )  
Double glazed window to rear, laminate flooring, electric panel radiator and smooth ceiling.

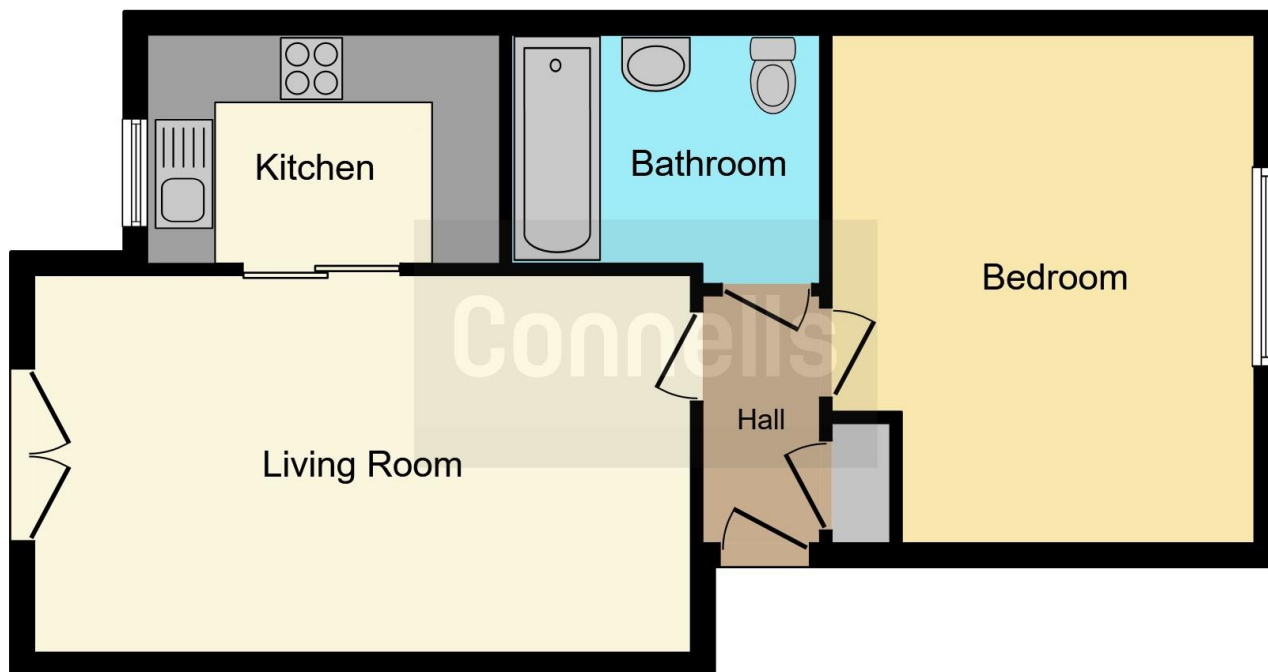
### Bathroom

Low-level w/c, pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment and shower screen, ceramic flooring tiles, smooth ceiling with extractor fan, part tiled walls and towel rail.

### Outside

There is a communal garden with bin and bike stores and permit parking.





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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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Dec 2007. 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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