



Connells

Turret Lane
Ipswich



Property Description

A two bedroom first floor apartment with an en-suite to bedroom one and allocated parking within a gated secure development situated within walking distance of Ipswich town centre. This apartment layout is spacious and further comprises of an open plan living area, a separate family bathroom and is being sold with no onward chain.

Serving as a perfect home or investment, the property is located on a popular road close to the town centre which has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. The property is also in walking distance to the University of Suffolk and the rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

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.

Communal Entrance

Entrance door into communal entrance with stairs and lifts to all floors.

Entrance Hall

Accessed via entrance door, security entrance phone, storage cupboard and doors giving access too:

Lounge

17' x 11' 10" max (5.18m x 3.61m max)

Upvc double glazed window to front, radiator, smooth ceiling and doors giving access too:

Kitchen

9' 6" x 6' 4" (2.90m x 1.93m)

Upvc double glazed window to side, 1 1/2 bowl sink with mixer tap inset in a roll edge work top with cupboards and drawers under and matching above, space and plumbing for

washing machine, space for fridge, wall mounted boiler, built in oven, built in hob with filter hood over, tiled splash backs, wood effect vinyl flooring and smooth coved ceiling with inset spotlighting.

Bedroom One

13' 1" max x 12' 3" (3.99m max x 3.73m)

Upvc double glazed door giving access to a Juliette balcony, smooth ceiling, radiator and doors giving access too:

En-Suite

Fully tiled shower cubicle with independent shower over, pedestal wash hand basin with mixer tap, tiled splash backs, low level w/c, radiator, wood effect vinyl flooring, smooth ceiling with inset spotlighting.

Bedroom Two

12' 2" x 8' 9" (3.71m x 2.67m)

Upvc double glazed window to front, smooth ceiling and radiator.

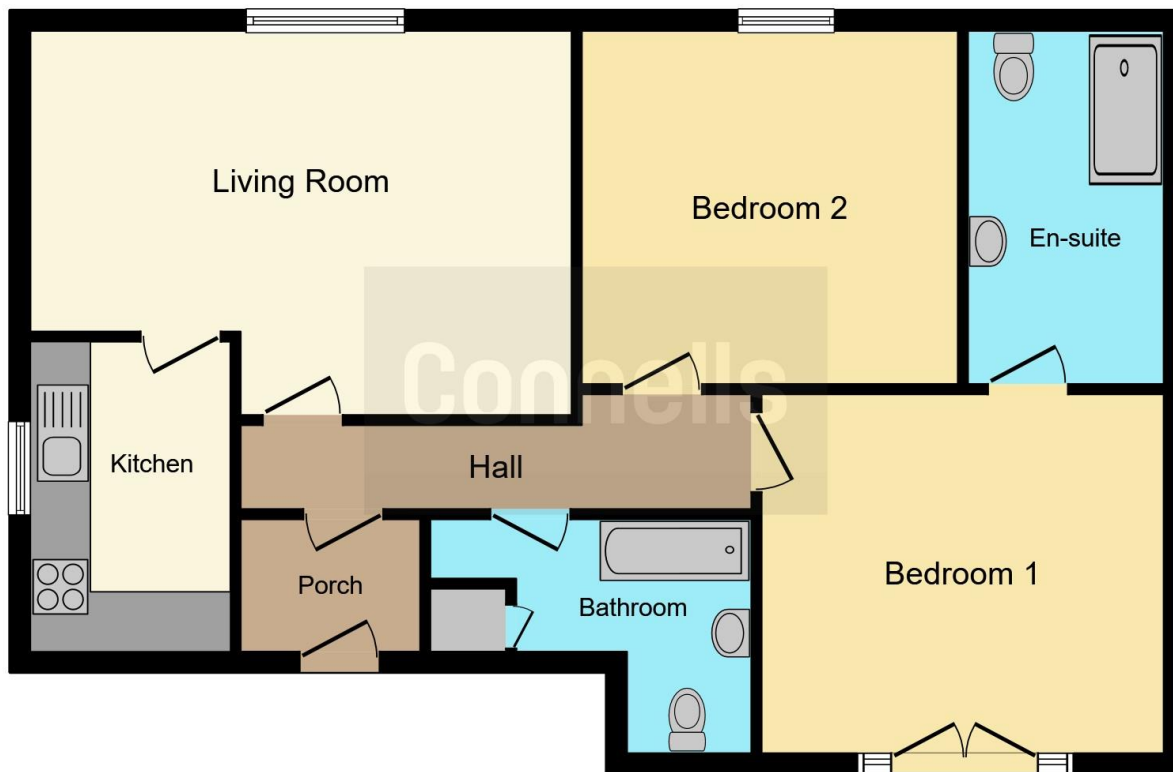
Bathroom

Upvc double glazed window to rear, low level w/c, pedestal wash hand basin, shaped and panel bath with mixer tap and independent shower over, wood effect vinyl flooring, storage cupboard and smooth ceiling with inset spotlighting.

Outside

Secure gated allocated 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

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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 105 years from 01 Jan 2024. 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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