



Not for marketing purposes INTERNAL USE ONLY

Firmin Close
Ipswich



Property Description

Located to the edge of the town centre you'll find this second floor apartment offered with no onward chain and comprising of two good sized bedrooms, lounge/ diner, kitchen, bathroom, communal gardens and has 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 entrance door into communal hall with stairs rising to the second floor to give access to:

Entrance Hall

Accessed via entrance door, security entry phone, storage cupboard, radiator, smooth ceiling and doors giving access to:

Lounge/Diner

15' x 12' 7" (4.57m x 3.84m)

Upvc double glazed double doors giving access to Juliet balcony, smooth ceiling, radiator and access to:

Kitchen

10' 5" x 8' 6" (3.17m x 2.59m)

Upvc double glazed window to front, radiator, smooth ceiling, wood effect flooring, space for fridge freezer, built-in oven, built-in hob with filter head over, tiled splashbacks, space and plumbing for washing machine, wall mounted boiler, single drainer stainless steel sink with

mixer tap inset in a roll edge worksurface with cupboards and drawers under and matching above and radiator.

Bedroom One

11' 10" x 9' (3.61m x 2.74m)

Upvc double glazed window to side, radiator, built in the wardrobe and smooth ceiling.

Bedroom Two

13' max x 7' 6" (3.96m max x 2.29m)

Upvc double glaze window to rear, radiator and smooth ceiling.

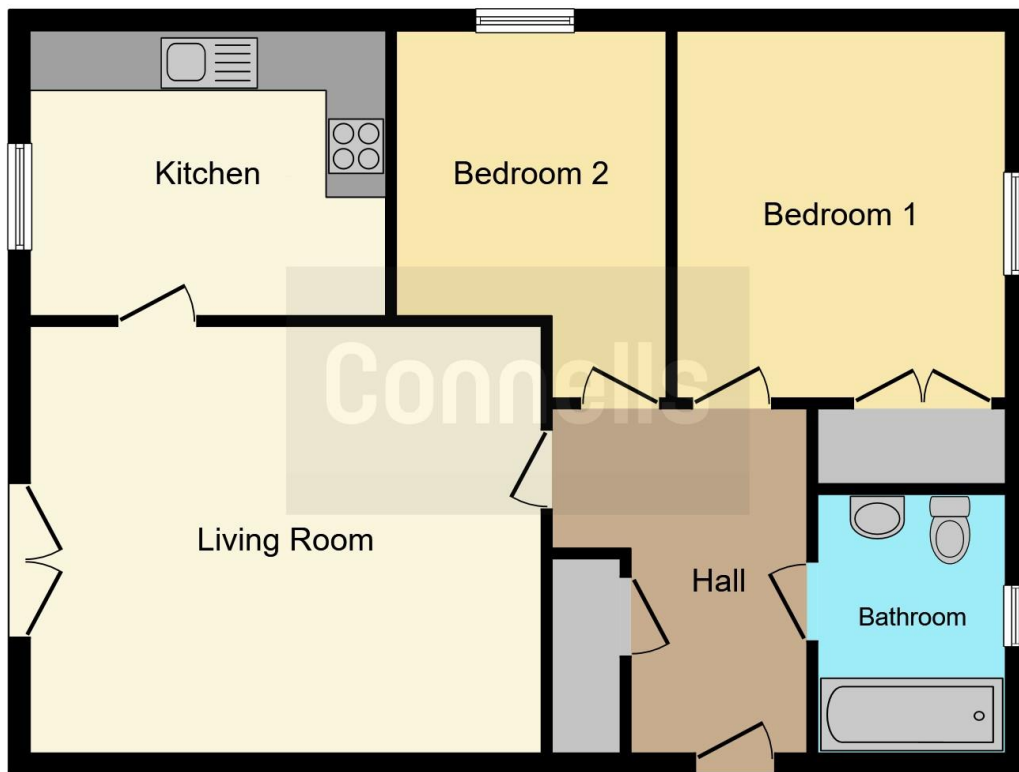
Bathroom

Upvc double glazed window to rear, pedestal wash hand basin, low-level w/c, shaped and panelled bath with mixer tap and shower attachment, radiator, extractor fan, wood effect flooring and smooth ceiling.

Outside

Apartments are surrounded by communal gardens and come with an 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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1300.00

Ground Rent:
 125.00

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312146 - 0003

