



Not for marketing purposes INTERNAL USE ONLY

Samuel Court
Ipswich



Property Description

A two-bedroom second floor apartment in a purpose-built block located to the edge of the town centre. The flat comprises of a lounge, dining room, kitchen, two good sized bedrooms, separate w/c & bathroom and it also has a outside storage room and allocated parking.

Nearby Ipswich has a cutting-edge theatre and arts scene, cool waterfront bars, 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes. The home is also in close proximity to Christchurch Park which is a historical area of rolling lawns and wooded areas.

Communal Entrance

Accessed via entrance door into communal entrance hall and stairs rising to the second floor.

Entrance Hall

Accessed via entrance door and doors giving access to:

Lounge

11' 2" x 10' 2" (3.40m x 3.10m)
Double glazed windows to rear.

Dining Room

12' 2" x 10' 2" (3.71m x 3.10m)
Double glazed window to front.

Kitchen

10' 1" x 7' 3" (3.07m x 2.21m)
Double glazed window front, stainless steel sink inset into work services, cooker point, space for fridge freezer, space for dishwasher and pantry cupboard.

Bedroom One

13' x 8' 9" (3.96m x 2.67m)
Double glazed window to rear, radiator and built in wardrobes.

Bedroom Two

14' x 8' 4" (4.27m x 2.54m)
Double window to rear, radiator and storage cupboard.

Separate W/C

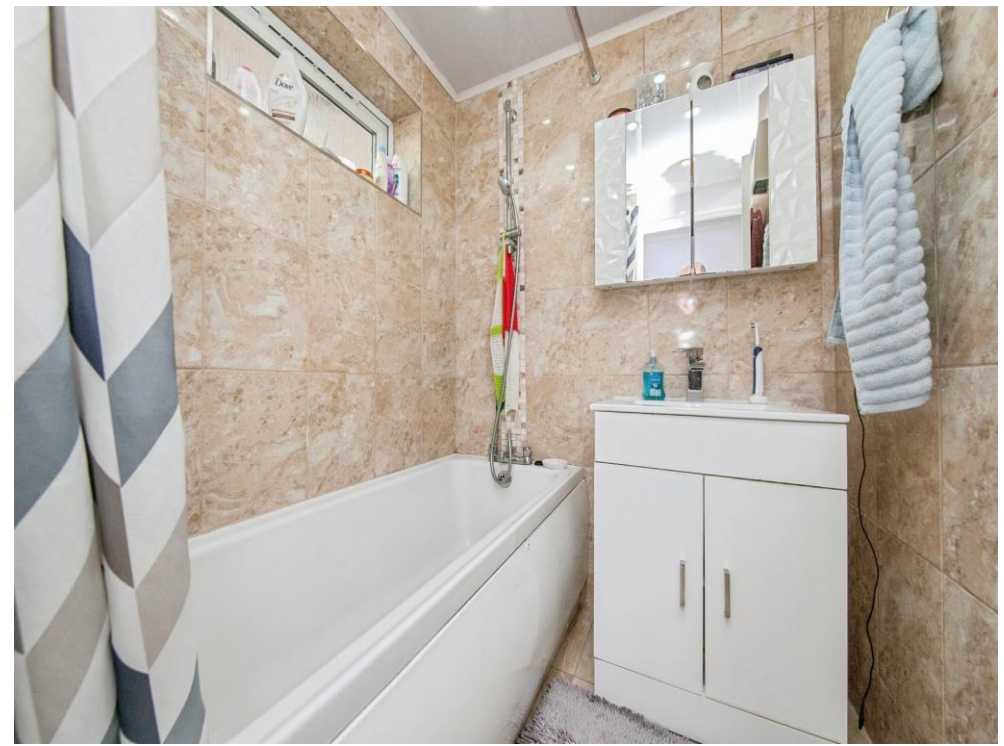
Low-level w/c and extractor fan.

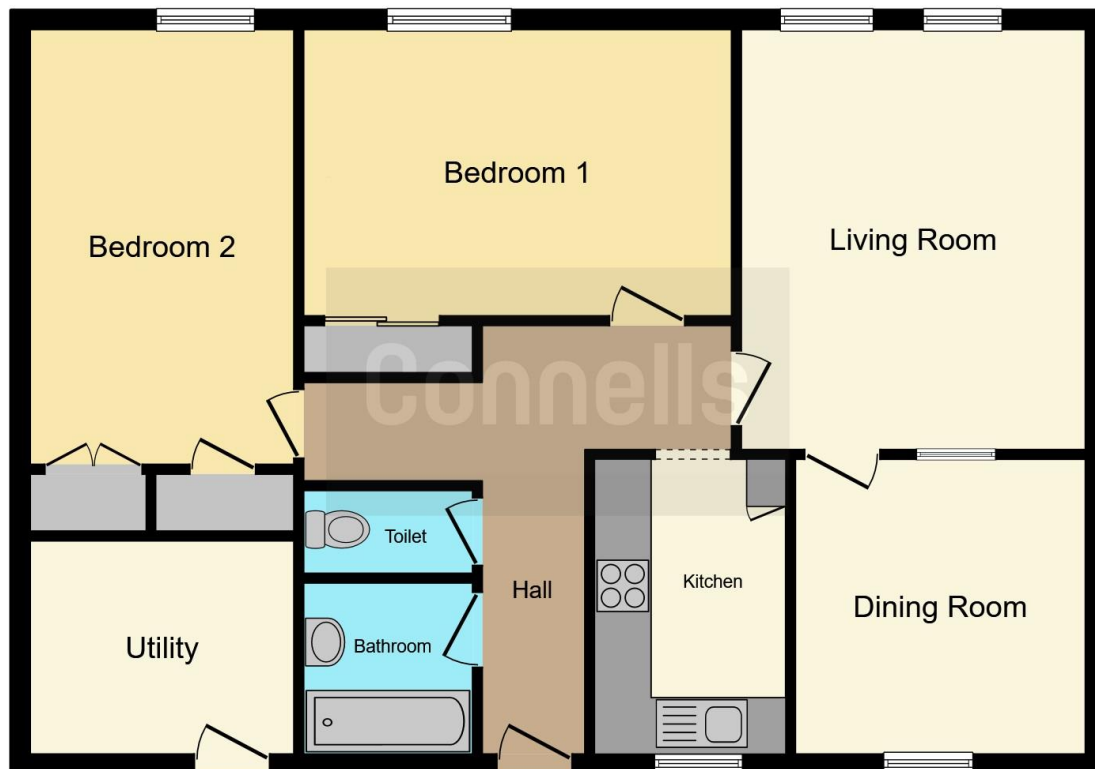
Bathroom

Front panel bath, vanity wash hand basin, shaver point and electric wall mounted heater.

Outside

There is a large walk-in storage room with plumbing and space for washing machine, space for fridge freezer and 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: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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: ICH312185 - 0003

