



Connells

Wolsey Street
Ipswich



Property Description

Cash only at this time. A third floor duplex apartment situated in the town centre and next to the popular Cardinal Park Development. The property comprises of two good sized bedrooms, bedroom one with en-suite, open plan kitchen/lounge area, bathroom and outside the property benefits from secure parking via electronic gates.

Wolsey Street is situated in the heart of Ipswich just a 5 minute walk from Ipswich's primary retail core and marina. This urban location is also close by to Ipswich railway station making it highly convenient for commuters and those seeking easy access to local amenities. As previously mentions Cardinal Park is in walking distance and offers a range of Entertainment, Fitness and Dining Options.

Secure Entrance

Accessed to car park via electronic gates.

Communal Entrance

Accessed via entrance door and lifts to the third floor.

Entrance Hall

Accessed via entrance door and doors off:

Bedroom One

9' 8" x 9' 5" max (2.95m x 2.87m max)
Double glazed door giving access to balcony and under floor heating.

En-Suite

Comprising of a shower cubicle, w/c, pedestal wash hand basin and extractor fan.

Bedroom Two

14' 7" x 9' 10" (4.45m x 3.00m)
Double glazed window to rear and under floor heating.

Bathroom

Comprises of a panelled bath, close coupled low-level w/c, pedestal wash hand basin and extractor fan.

First Floor

Lounge/Kitchen

16' 4" x 16' 2" (4.98m x 4.93m)
Double glazed window to rear, storage cupboard and under floor heating.

Kitchen Area

Has a selection of base and level units with integrated appliances including a fridge freezer, double electric oven, one and a half bowl sink and drainage unit, induction hob with extra extractor over and under floor heating.

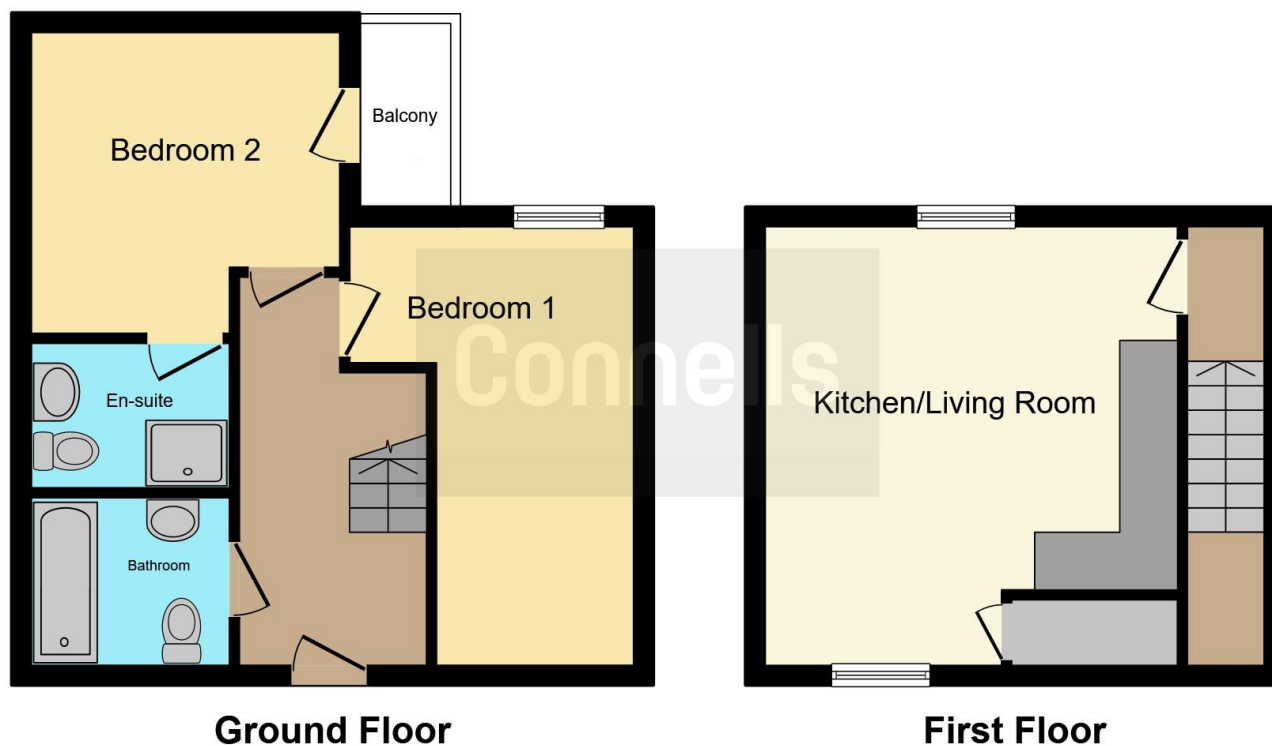
Outside

One secure parking space accessed via electric gates.

Agents Note

The vendor has advised us that they have been informed that the cladding work will be completed on April 2026.





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: B

Service Charge:
 2048.54

Ground Rent:
 174.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH311949

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. 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: ICH311949 - 0006