



Connells

Fonnereau Road
Ipswich



Property Description

And internal viewing is highly recommended for this well presented refurbished first floor apartment perfectly situated to the picturesque Christchurch Park. The home benefits from fantastic roof top views towards Ipswich, a double bedroom, a modern shower room, open plan living accommodation, access to a communal garden and has the added bonus of being offered with no onward chain.

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.

Christchurch Park is also very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta and the apartment also has the popular Greyhound Public House in walking distance.

Communal Entrance Hall

Accessed via communal entrance door with stairs rising to the apartment.

Entrance Hall

Doors giving access to:

Open Plan Living Area

Lounge Area

Feature fireplace with tiled hearth, carpet, radiator, corniced ceiling and access to:

Kitchen/Breakfast Area

Sash window to front with roof top views, wood effect flooring, stainless steel single

drainer sink with mixer tap inset in a work surface with cupboards and drawers under and matching above, built in hob with extractor hood over, built in oven, built in washing machine, space for fridge freezer, tiled splash backs and corniced ceiling.

Bedroom

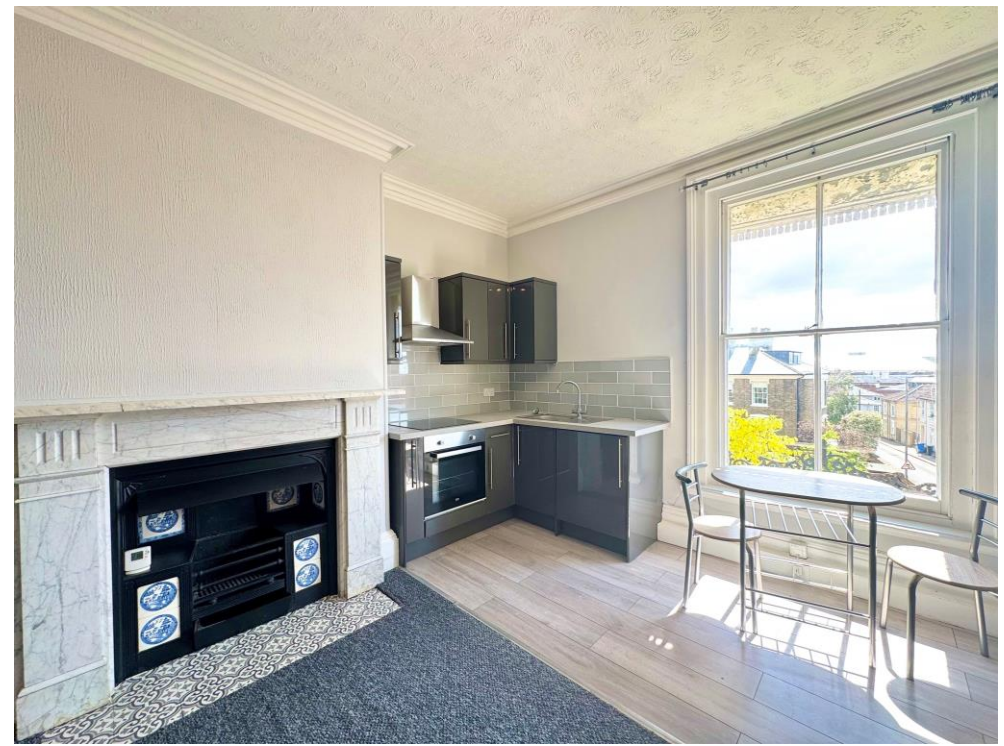
Sash window to front, radiator, carpet and door to:

Shower Room

Sash window to side, double shower cubicle with shower over, low level w/c, wall mounted boiler, wash hand basin, part tiled walls, radiator and tiled flooring.

Communal Garden

A well presented communal garden that is laid to lawn with mature shrubs.





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: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312224

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.

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