



Not for marketing purposes INTERNAL USE ONLY

Abbey Court Bramford Road
Ipswich



Property Description

Located to the west of Ipswich town centre you will find this two bedroom flat which is conveniently located for a whole range of amenities and the mainline railway station which offers a direct link into London Liverpool Street and Norwich. The property benefits from two bedrooms, en suite to bedroom one, lounge/ diner, kitchen, bathroom and allocated parking. The property is also 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.

Communal Entrance Hall

Access via communal security entrance door, and stairs rising to the first floor.

Entrance Hall

Accessed via entrance door, security entrance phone, smooth coved ceiling, airing cupboard and doors giving access to:

Lounge

16' 5" x 10' 5" (5.00m x 3.17m)
Upvc double glazed door giving access to a Juliette balcony, smooth ceiling, electric storage heater and access to:

Kitchen

10' 6" x 6' 6" (3.20m x 1.98m)
Upvc double glazed window to rear, space and plumbing for washing machine, built in oven, built in hob with stainless steel filter

hood over, space for fridge freezer, single stainless steel sink with mixer tap inset in a roll edge work surface, cupboards and drawers under and matching above, smooth ceiling and tiled splash backs.

Bedroom One

12' 8" x 8' 9" (3.86m x 2.67m)
Upvc double glazed window to front, smooth ceiling, electric panel radiator and access to:

En-Suite

Low level w/c, shower cubicle, pedestal wash hand basin, smooth ceiling and extractor fan.

Bedroom Two

12' 8" x 7' 5" (3.86m x 2.26m)
Upvc double glazed window to front, electric panel radiator and smooth ceiling.

Bathroom

Upvc double glazed window to rear, low level w/c, pedestal wash hand basin, heated towel rail, shaped and panel bath with mixer tap and shower attachment, extractor fan and part tiled walls.

Outside

The property benefits from an allocated parking space.





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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: B

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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

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