



**Connells**

Rapier Street  
IPSWICH



## Property Description

Located in this modern well presented apartment block with easy access to the town centre, marina and the mainline train station, Connells are pleased to offer for sale this second floor apartment which has been modernised and improved by the current vendor. The accommodation comprises of two double bedrooms, has an open plan living area, a modern recently refitted kitchen and bathroom, under floor heating, balcony and secure entry system.

The property benefits from a range of local amenities, including shops, schools, and parks. The location is also well connected with excellent transport links, including nearby bus routes and access to the A 12 and A 14. The property's location is particularly appealing for those who want to enjoy the benefits of Ipswich's urban lifestyle while being close to green spaces and recreational areas. As previously mentioned the home is closely situated to the Ipswich train station which offers direct services to London Liverpool street, Norwich, Cambridge and many more.

## Communal Entrance Hall

Accessed via security entrance door with a lift and stairs giving access to the second floor.

## Entrance Hall

Accessed via entrance door, double storage cupboard, double airing cupboard, wood effect vinyl flooring with underfloor heating, video entry phone and doors giving access to:

## Kitchen Area

12' 4" x 6' 6" ( 3.76m x 1.98m )

A recently fitted kitchen comprising of built-in oven, built-in hob with extractor hood over, space and plumbing for washing machine, single drainer sink with mixer spray tap inset into work surfaces with cupboards and drawer under and matching above, built-in fridge, built-in freezer, wood effect vinyl flooring with under floor heating and access to:

## Sitting Room

12' 7" x 11' 7" ( 3.84m x 3.53m )  
Double glazed double doors giving access to the balcony, wood effect vinyl flooring with under floor heating, smooth ceiling and telephone point.

## Bedroom One

12' 7" x 9' ( 3.84m x 2.74m )  
Double glazed window to rear, smooth ceiling, wood effect vinyl flooring with under floor heating.

## Bedroom Two

11' x 8' 9" ( 3.35m x 2.67m )  
Double glazed window to rear, wood effect vinyl flooring with under floor heating and smooth ceiling.

## Bathroom

Bath with mixer tap and shower attachment, floating vanity wash hand basin with mixer tap and vanity mirror, en-closed w/c, smooth ceiling with spot lighting, tiled walls tiled flooring with under floor heating and extractor fan.

## Outside

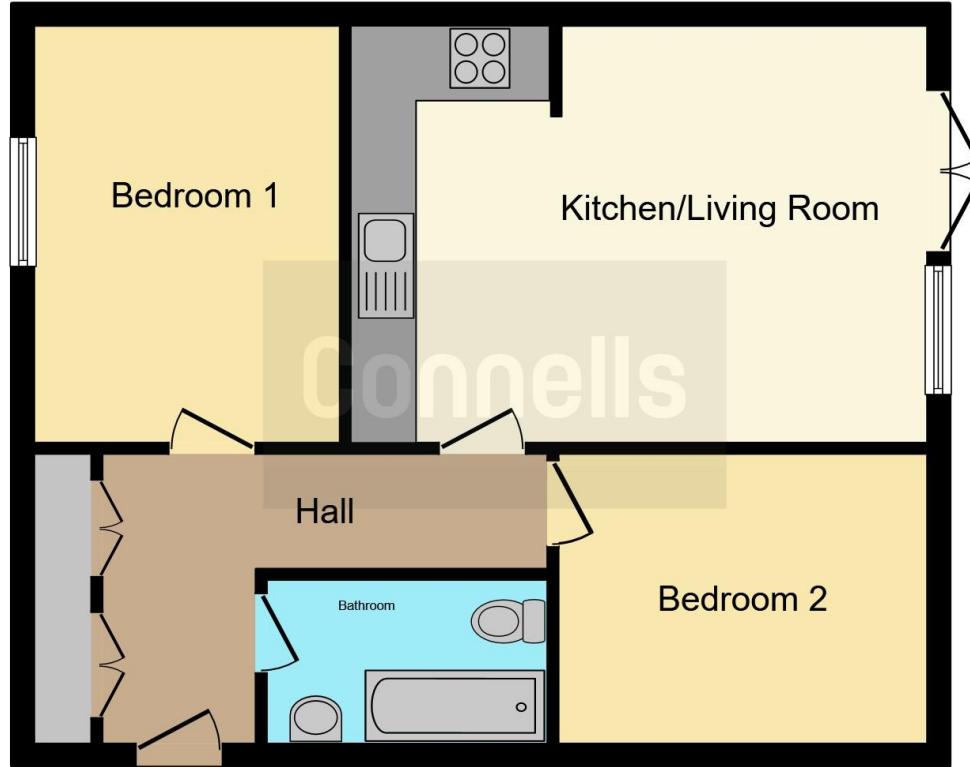
The property benefits from a balcony and communal garden.

The current vendor has a secure parking space for £100 per year

## Agents Note

The current vendor had a new boiler, a stainless ES April 2025





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](http://www.focalagent.com)

To view this property please contact Connells on

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6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: B  
 Council Tax  
 Band: B

Service Charge:  
 3600.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312542](http://connells.co.uk/Property/ICH312542)**

This is a Leasehold property with details as follows; Term of Lease 120 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.

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.

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