





Property Description

Located on the ground floor with scenic views over the river Orwell, Connells are pleased to offer with no onward chain this well presented ground floor apartment which is an ideal first time or investment purchase. The property comprises of a lounge/diner, kitchen, one bedroom, bathroom and benefits from allocated parking.

Ipswich Waterfront is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas. Festivals and events are held along Waterfront throughout the year. The Waterfront is also home to DanceEast, the University of Suffolk's Ipswich Campus, the Suffolk Archives' new, cutting-edge visitor centre The Hold and two river trip operators.

The property is also within walking distance to the mainline station, which has direct trains to London (around one hour) and the Midlands. Ipswich, being located on the A12 and A14, means its within easy reach of London and the rest of the country, and of course the stunning Suffolk countryside and coastline.

Entrance Hall

Accessed via entrance door, storage cupboard with water tank, electric heater, inset spotlighting and carpet

Lounge/Diner

12' x 13' 1" (3.66m x 3.99m)
Electric heaters, carpet, inset spotlighting and double glazed window to side.

Kitchen

12' 1" x 6' 2" (3.68m x 1.88m)
Matching wall and base level units, stainless steel sink with half volt drainer with mixer tap, integrated washing machine, extractor fan, stainless steel splashback, electric hob and oven under cupboard, inset spotlighting,

space for fridge freezer, laminate flooring and archway giving access to the lounge/ diner.

Bedroom One

9' 7" x 12' 3" max (2.92m x 3.73m max)

Electric heater, glazed window to side, carpet and built in mirrored sliding door wardrobes.

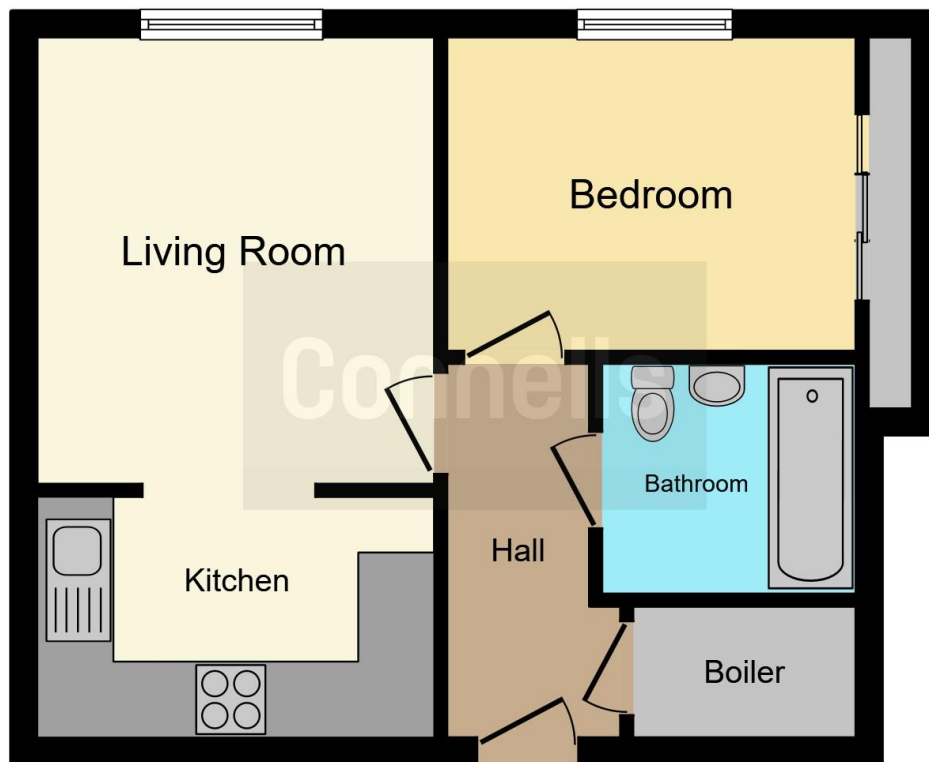
Bathroom

Laminate flooring, tiling around shower and 1/2 tiled walls, wash hand basin with mixer tap, low-level w/c, extractor fan, heated towel rail, bath with mixer tap and shower over.

Outside

The property is accessed via communal entrance and also benefits from 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: B

Service Charge:
 2253.00

Ground Rent:
 186.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312422

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. 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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Property Ref: ICH312422 - 0006

