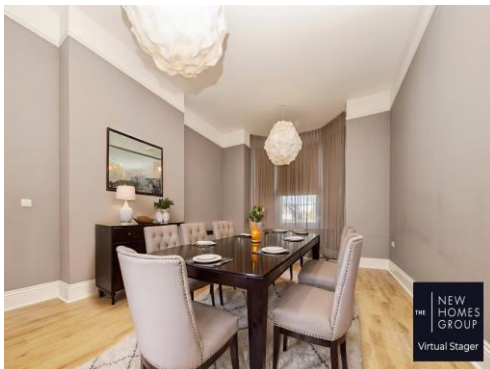




Connells

Ribbans Park Road
Ipswich



Property Description

An internal viewing is highly recommended on this stunning split-level apartment located in the former Victorian hospital on the Ribbons Park Development. The apartment has retained many original features which include high ceilings and sash windows but also oozes style with an abundance of modern and contemporary living. The accommodation comprises of a luxury spacious open plan living area, three good sized bedrooms, shower room and en-suite to the primary bedroom and a added room that could be used as a study/dressing room, or snug. Externally the apartment has a secure entrance and has allocated parking and the property also has the added bonus of being offered with no onward chain.

The apartment is on the east side of Ipswich which has many schooling facilities both secondary and primary near by and is located closely to the mainline railway station that gives direct access into London Liverpool Street and the waterfront marina that has many restaurants and bars.

Communal Reception Hall

Accessed via security entrance door with access to the apartment.

Entrance Hall

Accessed via entrance door, security entry phone, herringbone style wood effect flooring, stairs to the lower floor and doors giving access to:

Open Plan Living Area

29' 7" x 14' 6" Max (9.02m x 4.42m Max)

Sitting Area

Secondary glazed sash bay window to front, wood effect flooring, Victorian style radiator,

vertical wall radiator, 11 foot seven ceiling height, picture rail, smooth ceiling and access to:

Kitchen Area

Two doors giving access to the rear garden, 1 1/2 half bowl sink with mixer tap inset into island unit with cupboards under, dress style cabinets, space and plumbing for washing machine, built in oven, built-in hob with extractor over, work surfaces with cupboards and drawers under and matching above, built-in fridge, built in freezer, wood effect flooring, smooth ceiling with inset spotlighting, built-in dishwasher, Victorian style tiled splashback's and cupboard housing wall mounted Worcester boiler.

Bedroom Three

10' 6" max x 11' 3" max (3.20m max x 3.43m max)

Secondary glazed sash arch window to front, Victorian style radiator, range of fitted wardrobes and cupboards, wood effect flooring, built-in desk unit with cupboards above.

Shower Room

Double shower cubicle with independent shower over and rainfall showerhead, wash hand basin high level w/c, tiled walls, smooth ceiling with extractor fan and inset spotlighting, Victorian style radiator, wood effect flooring and shaver point.

Lower Ground Floor

Vertical wall radiator, storage cupboard, smooth ceiling with inset spot lighting, walk-in storage cupboard with inset spotlighting and doors giving

access to:

Bedroom One

23' x 14' 6" max (7.01m x 4.42m max)

Upvc double glazed double doors to front with lighting, vertical wall radiator, smooth ceiling with inset spotlighting, feature fireplace and door giving access to:

En-suite

Double shower cubicle with independent shower over and rainfall shower head, Victorian style radiator with towel rail, enclosed w/c, vanity wash and basin with mixer tap, shaver point, wood effect flooring, tiled walls, smooth ceiling with inset spotlighting and extractor fan.

Bedroom Two

12' 2" x 11' 6" max (3.71m x 3.51m max)

Upvc double glazed door to front with lighting, vertical wall radiator, smooth ceiling with inset spotlighting and built-in wardrobe.

Dressing Room/Snug/Study

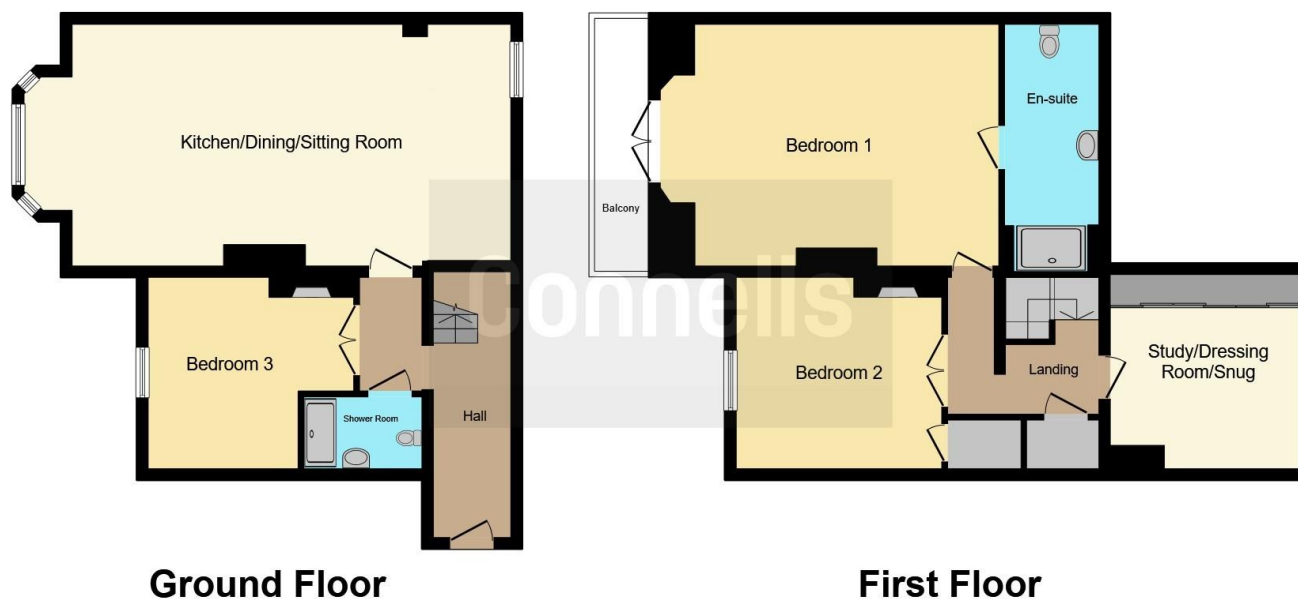
12' 5" x 11' 2" (3.78m x 3.40m)

Vertical radiator, range of built-in wardrobes and vanity units, smooth ceiling with inset spotlighting and extractor fan.

Outside

An impressive converted former hospital with a stunning pillared entrance. The property has allocated parking and access to a communal garden area.





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

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6 Princes Street
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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2700.00

Ground Rent:
 335.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312524

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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