



Not for marketing purposes INTERNAL USE ONLY

Coprolite Street
Ipswich



Property Description

An exciting opportunity to purchase this two double bedroom apartment located to the edge of the town centre close to many local amenities. The property comprises of communal entrance hall, entrance hall, open plan living and dining area, kitchen, two double bedrooms, bathroom and the home comes with a allocated car park space.

The Ipswich Waterfront is a cultural and historically significant area surrounding the marina in the town of Ipswich. The waterfront is a trendy area of Ipswich, the waterfront is now characterised by its marina, known as Neptune Marina, as well as its mix of classical and postmodern architecture which includes multiple high-rise apartment buildings, restaurants, bars and cafes.

The waterfront is also home to the main campus of the regions university, the University of Suffolk.

Nearby Ipswich is the County Town of Suffolk and 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.

Communal Entrance

Access via communal entrance door with a communal area with lift and stairs giving access to the second floor.

Entrance Hall

Access via entrance door, security entrance phone, storage cupboard, wood effect flooring and doors giving access to:

Open Plan Living/ Dining Area

24' 1" x 15' 3" max (7.34m x 4.65m max)
Wood effect flooring, double glazed sliding to balcony which offers part views of the marina.

Kitchen

6' 8" x 11' 10" (2.03m x 3.61m)
Integrated fridge freezer, dish washer and washing machine, electric oven, electric hob and extractor hood over, wall and base level units with cupboards and drawers under and matching above, tile-style 3D wallpaper splash back, tiled flooring and cupboard housing thermal heater.

Bedroom One

12' 4" max x 14' 11" (3.76m max x 4.55m)

Double glazed windows to side, built in wardrobes and under floor heating and inset spotlighting.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to side, wood effect flooring, under floor heating and inset spotlighting.

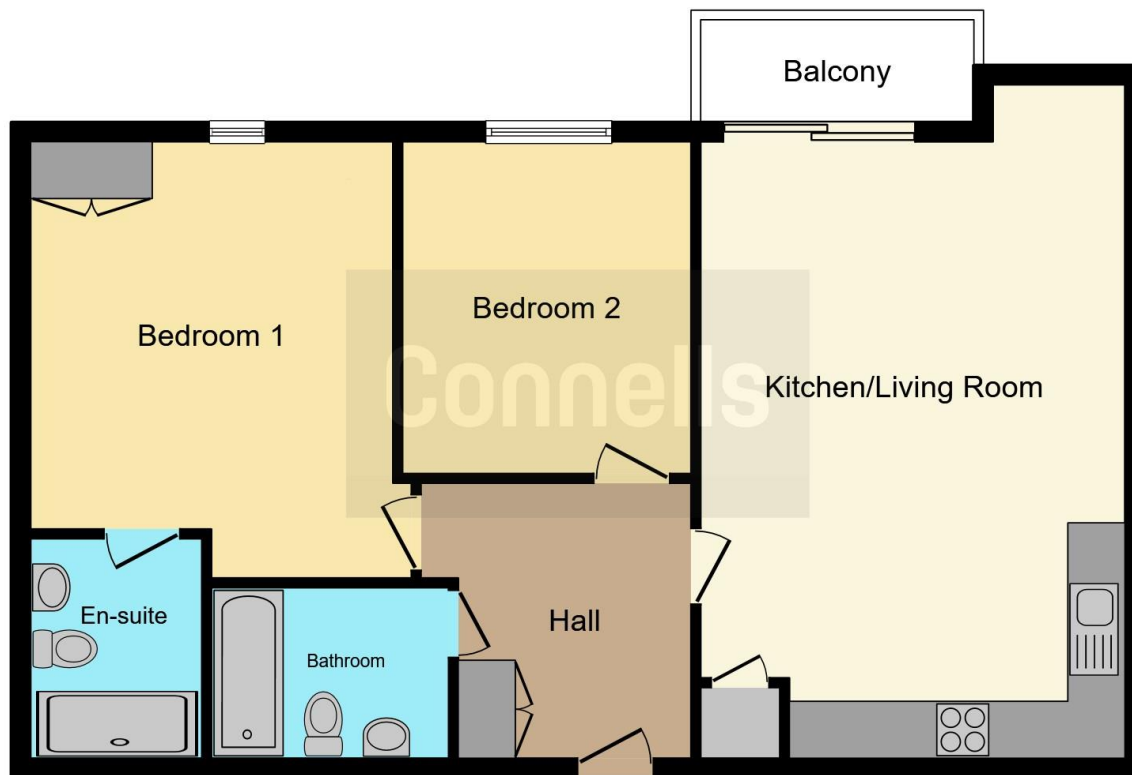
Bathroom

Low level w/c in built, wash hand basin with mixer tap, tiled flooring, mirrored wall, extractor fan, bath with mixer tap and panel splash backs, hand held attachment and heated towel rail.

Outside

Secure under croft 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

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6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 200.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2004. 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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