



Connells

The Winerack Key Street
Ipswich

The Winerack Key Street Ipswich IP4 1FU

for sale
£250,000



Property Description

Located on a sought after upper floor this modern marina apartment offers far reaching views over the town. This open plan home provides spacious accommodation throughout and comprises of two good sized double bedrooms, a en-suite to bedroom one, open plan living and kitchen area, utility storage cupboard and separate bathroom. The apartment also is being sold with the added bonus of no onward chain.

The Winerack apartments have been architecturally designed to maximize the very best views from every angle, making the most of the superb marina location. On the inside, the apartments are accessed via one of the four quarters' private entrances and feature locally unrivalled specifications and contemporary finishes.

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.

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.

Communal Entrance Hall

Accessed via security video entry system and lift and stairs giving access to the 11th floor.

Entrance Hall

Accessed via entrance door, video entry system, smooth ceiling with inset spotlighting lighting, wood effect flooring, electric panel radiator, airing cupboard, storage cupboard and doors giving access to:

Utility Cupboard

Space and plumbing for washing machine and wood effect vinyl flooring.

Living Area

22' 8" x 9' 8" (6.91m x 2.95m)

Double glazed double doors giving access to Juliet balcony with views over the town, two double glazed windows to the front with far reaching views, two electric panel radiators, wood effect flooring, smooth ceiling with inset spotlighting an access to:

Kitchen Area

11' 6" x 7' (3.51m x 2.13m)

Single drainer stainless steel sink with mixer tap inset into work surfaces with cupboards and drawers under and matching above with white gloss cabinets, smooth ceiling with inset spotlights, extractor fan, wood effect vinyl flooring, built-in oven, built-in hob with glass splash backs and extractor hood over, built-in fridge and built in freezer.

Bedroom One

11' 2" max x 9' 10" plus door recess (3.40m max x 3.00m plus door recess)

Double glazed window to side, electric panel, radiator, smooth ceiling and door giving access to:

En-Suite

Low-level w/c, floating wash hand basin with mixer tap and walk-in double shower cubicle with rainfall shower head, shaver point, chrome heated towel rail, tiled flooring, smooth ceiling with inset spotlighting, extractor fan and shaver point.



Bedroom Two

11' 1" x 8' 6" (3.38m x 2.59m)

Double glazed window to side, television point, electric panel radiator and smooth ceiling.

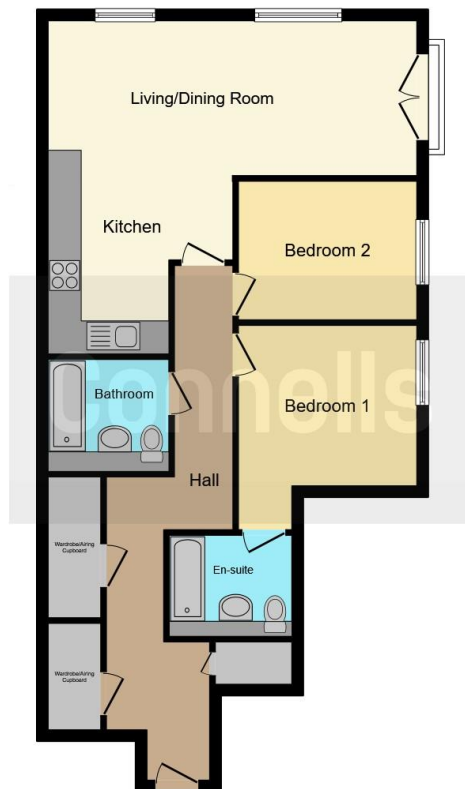
Bathroom

Bath with mixer tap and rainfall shower head and shower screen, tiled flooring, panelled walls, chrome heated towel rail, floating wash hand basin, low-level w/c, smooth ceiling with inset spot lighting and extractor fan.

Outside

The property comes with an internal car space in the car stacker.





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
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2300.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312098

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Oct 2025. 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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