







### Property Description

Located to the edge of the Town Centre , Connells are pleased to offer this First Floor Apartment. The property comprises of two bedrooms, kitchen, lounge/diner , bathroom, double glazed windows as well as being conveniently located with access to local shopping and eateries and has the added bonus of being sold with no onward chain.

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.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Hall

Storage cupboard, carpet and doors giving access to:

### Open Plan Living Area

#### Lounge/Diner

Carpet, electric heater and double-glazed window to rear.

#### Kitchen

Matching wall and base level units inset into roll top work surfaces, tiled splash backs, stainless steel sink with half bowl drainer and mixer tap, electric oven and hob extractor fan over, space for under counter fridge freezer and washing machine and Laminate flooring.

### Bedroom One

Electric heater, double glazed window to front and carpet.

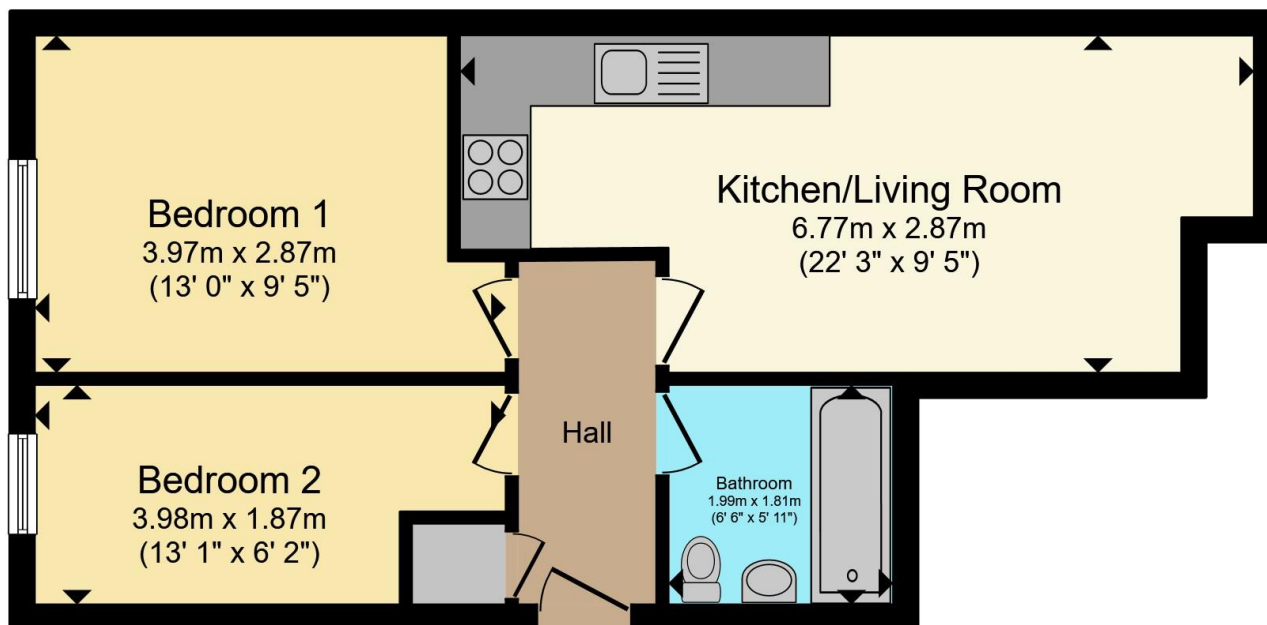
### Bedroom Two

Double glazed window to front, electric heater and carpet.

### Bathroom

Half tiled walls and fully tiled around shower, laminate flooring, bath with shower over, mixer tap and shower head with screen, wash hand basin with mixer tap, low-level w/c and extractor fan.





Total floor area 43.2 m<sup>2</sup> (465 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
IPSWICH IP1 1QT

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
1200.00

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312652](http://connells.co.uk/Property/ICH312652)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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