



**Connells**

Century House Princes Street  
IPSWICH





## Property Description

Located in the heart of the town centre, Connells are delighted to be able to offer for sale this ground floor modern apartment with an abundance of natural light. The property comprises of a double bedroom, open plan living area, a luxury bathroom suite, double glazed windows and electric heating.

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. Christchurch Park is also very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

## Communal Entrance

Accessed via security entrance door with access to the apartment.

## Entrance Hall

Accessed via entrance door, electric panel radiator, security entry phone, store/airing cupboard, smooth ceiling, wood effect vinyl flooring and doors giving access to:

## Open Plan, Living/Kitchen

### Sitting Area

Double glazed window to front, wood effect vinyl flooring, electric panel radiator, smooth ceiling, satellite t/v point and access to:

## Kitchen Area

Double glazed window to front, built-in fridge, built in freezer, built-in washing machine, built-in dishwasher, built-in hob with hidden extractor hood over, built-in oven, tiled splashbacks, single drainer sink with mixer tap inset into work surfaces with cupboards and drawers under and matching above.

## Bedroom One

Double glazed window to front, electric panel radiator and smooth ceiling.

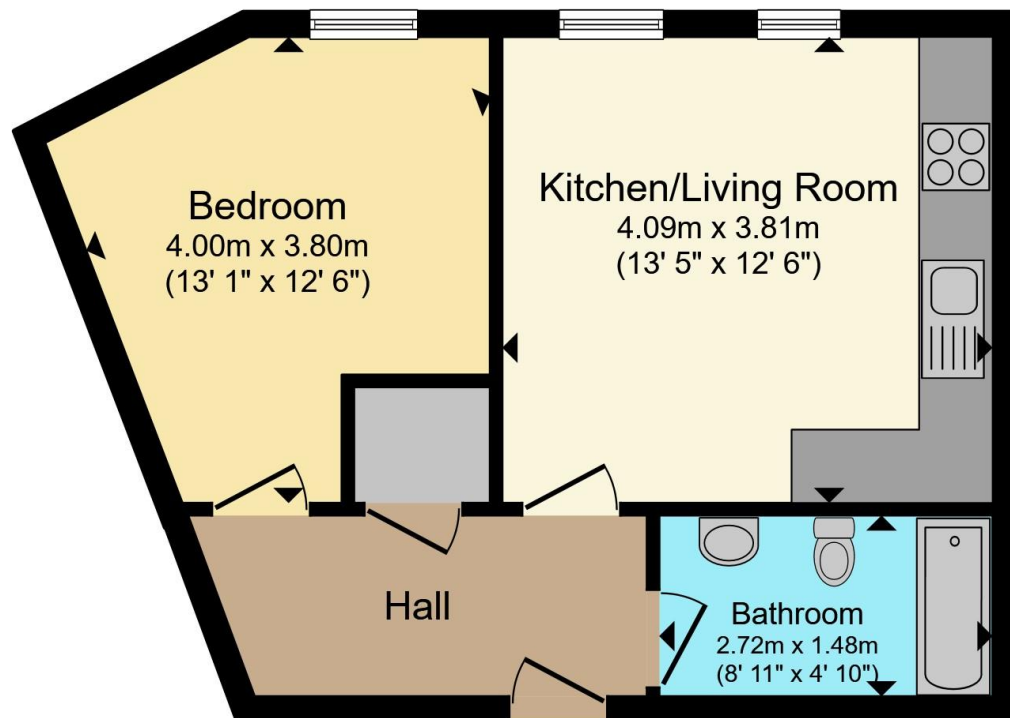
## Bathroom Suite

Shaped and panelled bath with mixer tap and shower attachment with rainfall shower head and enclosed w/c, vanity wash hand basin, tiled flooring, tiled walls, chrome heated towel rail, smooth ceiling with inset spot lighting and extractor fan.

## Outside

The property benefits from a bin store and a bike store.





Total floor area 37.0 m<sup>2</sup> (399 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: D

Council Tax  
 Band: A

Service Charge:  
 1495.91

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312690](http://connells.co.uk/Property/ICH312690)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. 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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