

The Shamrock, Regatta Quay, Ipswich, IP4 1FG



welcome to

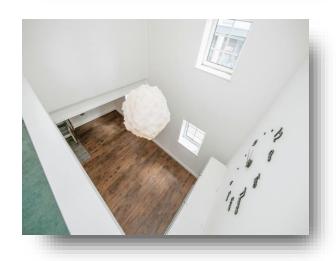
The Shamrock, Regatta Quay, Ipswich

This spacious first floor duplex apartment boasts an impressive open plan kitchen/lounge/diner with mezzanine floor, two double bedrooms, a ground floor cloakroom, a first floor bathroom, one gated allocated parking space and NO ONWARD CHAIN!













Entrance Hall

Spacious entrance hall with wood effect flooring, one electric radiator, spot lights and a large airing cupboard providing ample storage.

Cloakroom

5' 4" x 4' 5" (1.63m x 1.35m)

Enclosed WC, tiled splashback, wash hand basin with chrome mixer tap, tiled flooring, spot lights, shaver point and a fitted mirror.

Kitchen/Lounge/Diner

19' 6" x 17' 3" (5.94m x 5.26m)

Stunning open plan room with a mezzanine floor directly above, ample space for a corner sofa, wood effect flooring in the lounge and dining area, tiled flooring in the kitchen area, electric radiators, TV point, spot lights and two double glazed windows to the side. The kitchen itself boasts a range of eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer with chrome flexi mixer tap, integrated oven with electric hob and extractor hood, integrated fridge/freezer and dishwasher and space for a large dining table and chairs.

First Floor Landing

Carpet flooring.

Master Bedroom

18' 9" x 9' 2" (5.71m x 2.79m)

Double glazed window to the side, carpet flooring, one electric radiator and TV point.

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m)

Mezzanine floor, one electric radiator, carpet flooring, TV point and looks out across the lounge.

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

Enclosed WC, a suspended wash hand basin with chrome mixer tap, tiled splashback, a fitted mirror, a bath with overhead shower, spot lights, extractor fan, shaver point, chrome heated towel rail, tiled flooring and part tiled walls.

Parking

One allocated parking space in a secure gated area.





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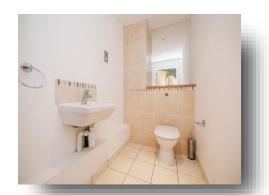
The Shamrock, Regatta Quay, Ipswich

- No onward chain
- Impressive open plan kitchen/lounge/diner with mezzanine floor
- One gated allocated parking space
- Two double bedrooms
- Ground floor cloakroom & first floor bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£199,000







Star Ln St. Peter's Dock Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119060



Property Ref: IPS119060 - 0002 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 is 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 quidance 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

and boundaries of the property and other important matters before exchange of contracts.





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