



**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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119060 - 0002

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