



Anchor Street, Ipswich, IP3 0BW

welcome to

Anchor Street, Ipswich

PUBLIC NOTICE - We have received an offer of £186,000 on Apartment 503, 7 Anchor Street, Ipswich, IP3 0BW. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating B.



Entrance Hall

Long, sweeping entrance hall with two large storage cupboards, a double airing cupboard, oak flooring, spot lights and one electric radiator.

Lounge/Diner

17' 6" x 12' 6" (5.33m x 3.81m)

Stunning lounge/diner with full height double glazed windows to the front and side, a sliding door leading to the private balcony with direct Marina views, oak flooring throughout, two electric radiators, TV point, spot lights and an open archway leading to the kitchen.

Balcony

Large wraparound balcony with views of the Marina, glass balustrade and ample space for a small table and chairs.

Kitchen

12' 8" x 6' 3" (3.86m x 1.91m)

A range of eye and base level units in cream shaker style with wood effect worktop surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap, integrated oven with electric hob and extractor hood, integrated dishwasher, space for a fridge/freezer and washing machine, spot lights, oak flooring and double glazed window to the front with direct Marina views.

Master Bedroom

12' 7" x 10' 7" (3.84m x 3.23m)

Spacious master bedroom with a built in sliding mirrored wardrobe, oak flooring, one electric radiator, TV point and double glazed window to the side.

En Suite

6' 2" x 6' 9" max (1.88m x 2.06m max)

Shower with glass enclosure, enclosed WC, wash hand basin and chrome mixer tap, wood effect flooring, extractor fan, spot lights, part tiled walls and chrome heated towel rail.

Bedroom Two

12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to the front with direct Marina views, oak flooring, one electric radiator and TV point.

Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)

Enclosed WC, wash hand basin with chrome mixer tap, bath with shower attachment and chrome taps, spot lights, extractor fan, tiled effect flooring, part tiled walls and chrome heated towel rail.



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welcome to

Anchor Street, Ipswich

- SOLD AS SEEN
- Two double bedrooms
- Master bedroom with built in wardrobe & en suite
- Three large storage cupboards
- Wraparound balcony with direct Marina views

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS118945](https://www.williamhbrown.co.uk/Property/IPS118945)



Property Ref:
IPS118945 - 0010

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 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 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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