



**Compair Crescent, IPSWICH, IP2 0EH**



**welcome to**

**Compair Crescent, IPSWICH**

This attractive three bedroom top floor apartment must be viewed! Boasting a mezzanine floor with views across Ipswich, a large open plan kitchen/diner/lounge, two private balconies and parking.



### **Entrance Hall**

Upon entry to this stunning top floor apartment is this long sweeping entrance hall with vinyl flooring, entry phone system, one radiator and a large airing cupboard providing ample storage.

### **Kitchen/Diner/Lounge**

20' 6" x 19' 5" ( 6.25m x 5.92m )

Stunning open plan room boasting a beautiful green painted staircase with carpet runner leading through to the mezzanine floor, The remainder of the ground floor accommodation benefits from a dining area, lounge area and kitchen providing ample storage, sliding doors leading to the front balcony, French doors leading to the side balcony over-looking the river, double glazed windows to the side, two radiators, TV point and vinyl flooring throughout. The kitchen itself benefits from a range of eye and base level units in white shaker style with black handles and grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, integrated oven with gas hob and extractor hood, tiled splashback throughout, a wall mounted gas fired boiler, space for a fridge/freezer and washing machine, vaulted ceilings and spot lights.

### **Balcony 1**

9' 7" x 4' 3" ( 2.92m x 1.30m )

Decked flooring, a balustrade, partial river views and views over the park.

### **Balcony 2**

7' 9" x 7' 6" ( 2.36m x 2.29m )

A pointed balcony entered via the French doors from the dining area, where you are greeted with direct river views and a glass balustrade, making this the perfect spot to enjoy the afternoon sun!

### **Mezzanine**

20' 8" max x 12' 6" ( 6.30m max x 3.81m )

Entered via the painted staircase with a banister throughout, views across Ipswich, the rivers and vaulted views across the living area, carpet flooring, fitted roller blinds. This area would make a great study, additional bedroom or snug.

### **Master Bedroom**

17' x 9' 9" ( 5.18m x 2.97m )

Large master bedroom with space for a sofa or study set up, double glazed window to the front, one radiator, vinyl flooring and a door leading to the en suite.

### **En Suite**

8' x 4' 1" ( 2.44m x 1.24m )

Shower with glass enclosure, tiled splashbacks, enclosed WC with matching wash hand basin, extractor fan and part tiled walls.

### **Bedroom Two**

17' x 9' 8" ( 5.18m x 2.95m )

Double glazed window to the front, one radiator, vinyl flooring and space for a study set up.

### **Bedroom Three**

7' 7" x 6' 6" ( 2.31m x 1.98m )

Double glazed window to the side with river views, one radiator and vinyl flooring.

### **Bathroom**

7' 4" x 6' 3" ( 2.24m x 1.91m )

Enclosed WC with matching wash hand basin, tiled splashback, a bath with overhead shower and glass screen, part tiled walls, extractor fan and one radiator.



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## Compair Crescent, IPSWICH

- Executive apartment with three bedrooms
- Mezzanine floor with views across Ipswich
- Large open plan kitchen/diner/lounge
- Two private balconies
- Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2007. 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

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Property Ref:  
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