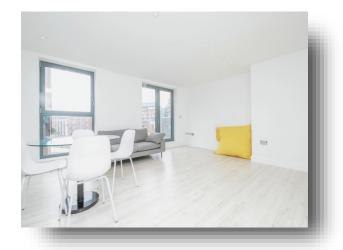


The Winerack, Key Street, Ipswich, IP4 1FZ

welcome to

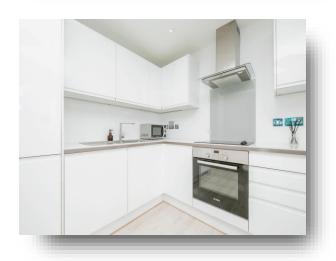
The Winerack, Key Street, Ipswich

This stylish 4th floor apartment is situated within in the prestigious Winerack building on the vibrant Ipswich Waterfront. The property benefits from one large bedroom, a contemporary bathroom, an open plan kitchen/lounge/diner, two balconies and one allocated parking space.













Entrance Hall

5' 7" x 7' 7" (1.70m x 2.31m)

Wood effect flooring, one electric radiator and doors to all rooms.

Bedroom

13' 5" x 5' 7" (4.09m x 1.70m)

Carpet flooring, one electric radiator, a sliding mirrored wardrobe and French doors leading to the balcony.

Bedroom Balcony

Small balcony with a glass balustrade, decked flooring and Marina views.

Kitchen/Lounge/Diner

16' 9" x 17' 9" max (5.11m x 5.41m max)

Wood effect flooring, a double glazed window to the front, French doors leading to the balcony, one electric radiator, space for a sofa set up and small table and chairs, a range of eye and base level units in white with white worktop surfaces, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer and a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

Lounge Balcony

Small balcony with a glass balustrade, decked flooring and Marina views.

Bathroom

5' 7" x 7' 6" (1.70m x 2.29m)

White marble effect tiled flooring, low level WC, wash hand basin with chrome mixer tap, chrome heated towel rail, a fitted mirror, a bath with overhead waterfall showerhead, a glass screen and white marble effect part tiled splashback.

Utility Cupboard

3' 5" x 5' 6" (1.04m x 1.68m)

Emersion tank, fuse box, electric meter and space and plumbing for a washing machine.





welcome to

The Winerack, Key Street, Ipswich

- Large master bedroom
- Two balconies with Marina views
- Car stacking system with one allocated parking space
- Open plan lounge/kitchen/diner
- Utility cupboard

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000







Star Ln

College St

St. Peter's Dock

Pock St

Stoke Quay

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119219



Property Ref: IPS119219 - 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 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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