



**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.



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- 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

Council Tax Band: C Service Charge: 1862.38

Ground Rent: Ask Agent

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.

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119219 - 0005

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william h brown



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**