



**Coprolite Street, IPSWICH, IP3 0BN**



**welcome to**

## **Coprolite Street, IPSWICH**

This well-presented fifth floor apartment is situated within the prestigious Neptune Marina and benefits from two double bedrooms, under floor heating throughout, a modern fitted kitchen, an en suite, a separate bathroom, a private balcony and one secure, gated parking space.



### Entrance Hall

10' 9" x 8' 8" ( 3.28m x 2.64m )

Wood effect flooring, entry phone system and a large airing cupboard, providing additional storage.

### Kitchen/Diner/Lounge

21' 6" x 13' 1" ( 6.55m x 3.99m )

Stunning open plan room with sliding doors leading to the private balcony, wood effect flooring in the lounge/diner, tiled flooring in the kitchen, under floor heating throughout, spot lights, TV point, a range of eye and base level units in navy and white with white and grey stone effect worktop surfaces, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer, space for a dishwasher and washing machine and a stainless steel one and a half bowl sink with chrome mixer tap.

### Balcony

Private balcony with a glass balustrade. This is the perfect place for enjoying the afternoon sun!

### Master Bedroom

17' 3" x 12' 2" ( 5.26m x 3.71m )

Double glazed window to the front, wood effect flooring, under floor heating, a double built in wardrobe and spot lights.

### En Suite

7' 7" x 5' 5" ( 2.31m x 1.65m )

Double shower with glass enclosure and a panelled splashback, enclosed WC with vanity sink and chrome mixer tap, tiled flooring with under floor heating, a fitted mirror, chrome heated towel rail, extractor fan and shaver point.

### Bedroom Two

10' 4" x 8' 7" ( 3.15m x 2.62m )

Double glazed window to the front, spot lights and wood effect flooring with under floor heating.

### Bathroom

7' 5" x 6' 7" ( 2.26m x 2.01m )

A bath with chrome taps and a panelled splashback, an enclosed C with matching vanity sink and chrome mixer tap, tiled flooring, a fitted mirror, chrome heated towel rail, extractor fan and shaver point.



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## Coprolite Street, IPSWICH

- Two double bedrooms
- Modern fitted kitchen
- En suite & seperate bathroom
- Private balcony
- One secure, gated parking space

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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