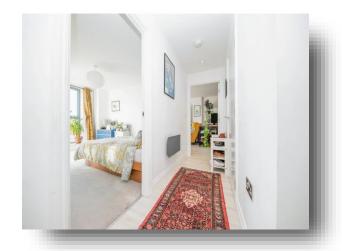


**The Winerack Key Street, Ipswich IP4 1FZ** 

## welcome to

# The Winerack Key Street, Ipswich

This well-presented 7th floor apartment is a short walk to Ipswich Train Station and boasts stunning Marina views from the kitchen/lounge/diner and master bedroom, a private balcony, a fitted kitchen, a contemporary bathroom and one allocated parking space via a stacking system.













#### **Entrance Hall**

Spacious, L shaped entrance hall a large airing cupboard with space for a washing machine and ample storage space, a control panel system, wood effect flooring and one electric radiator.

## Kitchen/Lounge/Diner

26' 1" x 9' 9" ( 7.95m x 2.97m )

Large, long sweeping room boasting a glazed door and full height double glazed window overlooking the Marina, access to the private balcony, wood effect flooring throughout, one electric radiator, spot lights throughout, TV point, ample space for a sofa set up and a table and chairs. The kitchen benefits from a range of handle less eye and base level units in white with white compact worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer and space for a dishwasher.

#### Balcony

8' x 4' (2.44m x 1.22m)

Stunning balcony with direct Marina views, great for enjoying the afternoon sun and relaxing, a glass balustrade, grey decked flooring and an outside light.

#### **Master Bedroom**

13' 6" x 10' 2" ( 4.11m x 3.10m )

A full height double glazed window with direct Marina views, carpet flooring, one electric radiator, TV point. This is a large room with ample space for wardrobes and an office set up.

#### **Bathroom**

7' 3" x 5' 6" ( 2.21m x 1.68m )

Contemporary bathroom with a low level WC, a suspended matte navy vanity sink with chrome mixer tap and fitted mirror over, a bath with white marble effect panelling, waterfall shower, further shower attachment, chrome controls and a glass screen, white marble effect tiled flooring, partially tiled walls, chrome heated towel rail, extractor fan, spot lights and under floor heating.

#### **Parking**

One allocated parking space via a stacking parking system.





## welcome to

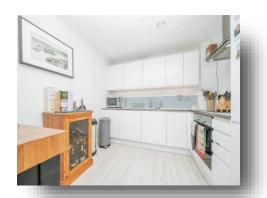
# The Winerack Key Street, Ipswich

- 7th floor apartment with stunning Marina views
- Private balcony
- Fitted kitchen
- Contemporary bathroom
- One allocated parking space via a stacking system

### 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.

# £215,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/IPS119563



Property Ref: IPS119563 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) and boundaries of the property and other important matters before exchange of contracts.

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 quidance 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 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



william h brown

01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk

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.