



Anchor Street, Ipswich, IP3 0BP



william
h brown

The logo for William H Brown, featuring a stylized 'h' composed of four colored circles (green, orange, red, blue) followed by the company name in a lowercase, sans-serif font.

welcome to

Anchor Street, Ipswich

Benefiting from views across Ipswich Quay, this two bedroom ground floor apartment is NOT to be missed! The property boasts a balcony, en-suite shower room, communal stairs and a lift! Internal viewing is HIGHLY recommended!



Location

This property is ideally situated on the Ipswich Marina with a variety of bars, restaurants and cafe's within walking distance. The University of Suffolk is also situated on the dockside as well a local Tesco extra and public transport links to Ipswich Town Centre. The county town of Ipswich offers a wide range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station.

Entrance

Communal stairs, communal lift and fob entry via secure door.

Entrance Hall

Boiler cupboard, one electric radiator and doors leading to all rooms.

Lounge

18' 9" x 15' 4" (5.71m x 4.67m)

Double glazed window to the front, double glazed patio doors to the side, one electric radiator, spot lights and entrance to the kitchen.

Balcony

With a balustrade, decked flooring and Marina views.

Kitchen

12' x 6' 2" (3.66m x 1.88m)

Fitted kitchen with a range of wall and base cupboards and units, a sink plus drainer, a built in oven, plumbing for washing machine, space for a fridge/freezer, roll top work surfaces, a cooker hood, splashback, spot lights and lino flooring.

Bedroom One

14' 6" max x 17' 3" max (4.42m max x 5.26m max)

Double glazed window to the front, built in sliding wardrobes, one electric radiator and door leading to the en suite.

En-Suite

6' 8" max x 5' 4" (2.03m max x 1.63m)

Wash hand basin, an extractor fan, spot lights, low level WC, a shower cubicle, half tiled walls, a heated towel rail and lino flooring.

Bedroom Two

12' 9" x 9' (3.89m x 2.74m)

Double glazed window to the front and one electric radiator.

Bathroom

7' 1" x 6' 9" (2.16m x 2.06m)

A towel rail, a bath with mixer taps and shower attachment, half tiled walls, wash hand basin, extractor fan, spot lights, low level WC and lino flooring.

Parking

One underground space and visitor parking.



view this property online williamhbrown.co.uk/Property/IPS119697



welcome to

Anchor Street, Ipswich

- Two bedroom ground floor apartment
- Balcony / Terrace
- En suite shower room
- Communal stairs & lift
- Views over the Quay

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



view this property online williamhbrown.co.uk/Property/IPS119697



Property Ref:
IPS119697 - 0007

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.

 william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk