



The Henley, Henley Gate, Ipswich IP1 6FJ

welcome to

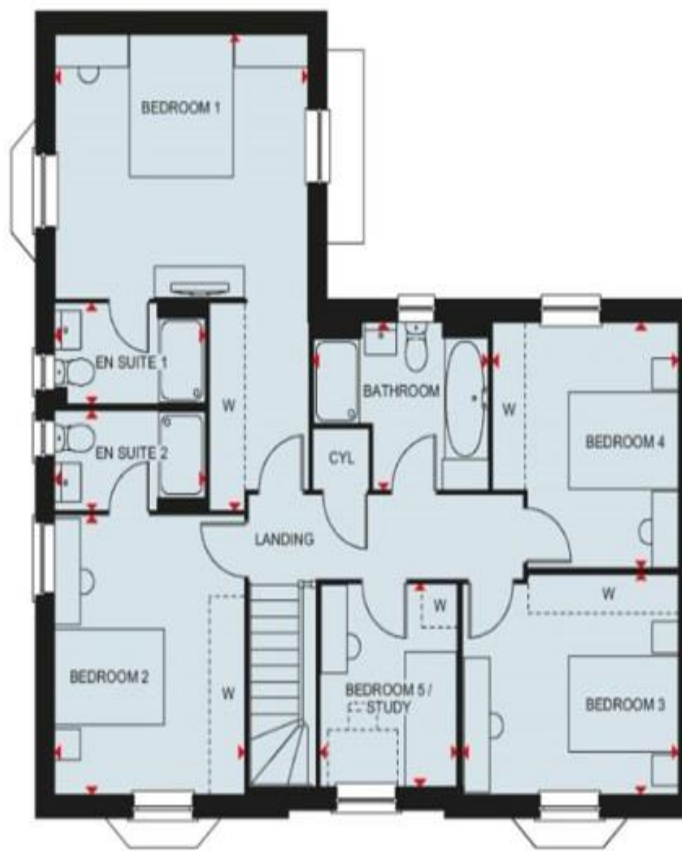
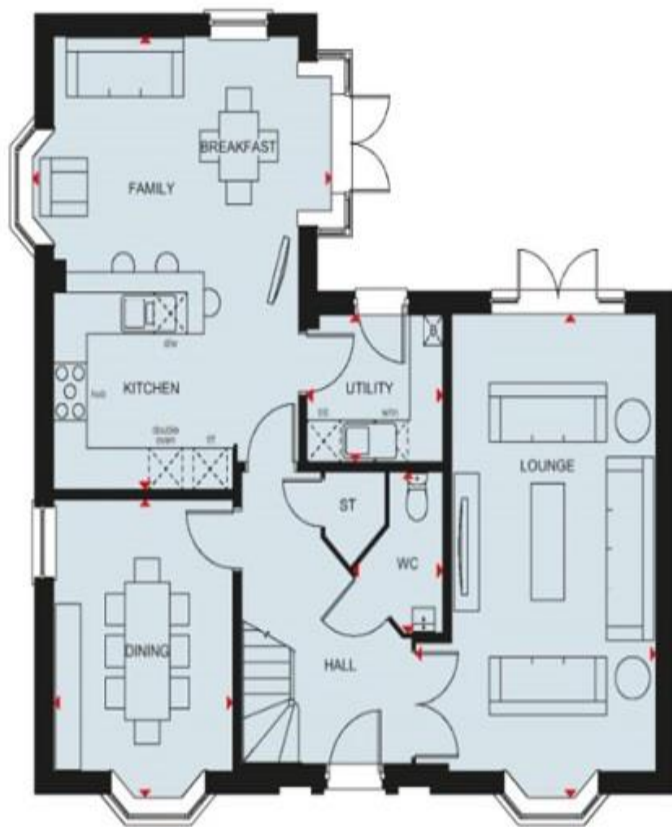
The Henley, Henley Gate, Ipswich

Welcome to Henley Gate, a picturesque new development of superb 2-, 3-, 4- & 5-bedroom homes located on the outskirts of the vibrant, waterfront town of Ipswich. Offering homebuyers the perfect combination of modern luxury living in an exciting, well-connected location with everything you need right on your doorstep.

Set on the River Orwell, Ipswich's town centre has a wide variety of leisure and entertainment options, including the historic marina and waterfront which is a popular local attraction. Here you can discover independent shops, bars and bistros while enjoying peaceful views across the water.

Boasting excellent travel links, Henley Gate is situated less than three miles from junction 53 of the A14, which ensures you have swift access to the Suffolk Coast, as well as regular trains to London Liverpool Street station, making the daily commute quick and easy.





Agents Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

*Developer's t's & c's apply

welcome to

The Henley, Henley Gate, Ipswich

- Photovoltaic panels
- Four double bedrooms, two with ensembles
- Single 5th bedroom/study
- Corner plot location overlooking green open space
- Double garage with four parking spaces

Tenure: Freehold EPC Rating: Exempt

£660,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120093



Property Ref:
IPS120093 - 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.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk