



Anchor Street, Ipswich, IP3 0BP

welcome to

Anchor Street, Ipswich

This light filled, ground floor apartment benefits from two double bedrooms, an en suite, a seperate bathroom, a balcony with direct Marina views and one, secure, gated parking space.



Entrance Hall

11' 8" x 8' 6" (3.56m x 2.59m)

Carpet flooring, an entry phone system, a double airing cupboard and one electric radiator.

Lounge

13' 8" x 12' 2" (4.17m x 3.71m)

Spacious lounge with double glazed window to the front, sliding doors to the private balcony, carpet flooring, one electric radiator, TV point and spot lights.

Balcony

A glass balustrade, a paved seating area and direct Marina views.

Kitchen

12' 5" x 6' 2" (3.78m x 1.88m)

Eye and base level units in wood with stone effect 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, spot lights and space for a washing machine and fridge/freezer.

Master Bedroom

16' 7" x 11' 4" max (5.05m x 3.45m max)

Double glazed window to the front, carpet flooring, one electric radiator and a double fitted, mirrored wardrobe.

En Suite

6' 9" x 5' 4" (2.06m x 1.63m)

A shower with glass enclosure, enclosed WC, wash hand basin, part tiled walls, chrome heated towel rail, extractor fan and spot lights.

Bedroom Two

11' 5" x 8' 3" (3.48m x 2.51m)

Double glazed window to the front, carpet flooring and one electric radiator.

Bathroom

7' 2" x 7' (2.18m x 2.13m)

Enclosed WC, wash hand basin with tiled splashback and granite surface, a bath with overhead shower, chrome heated towel rail, part tiled walls, extractor fan and spot lights.

Parking

One, secure, gated parking space.



view this property online williamhbbrown.co.uk/Property/IPS120691



welcome to

Anchor Street, Ipswich

- Two double bedrooms
- En suite to master & seperate bathroom
- Spacious lounge
- Balcony with direct Marina views
- One, secure, gated parking space

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2923.80

Ground Rent: 200.00

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

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS120691](https://www.williamhbrown.co.uk/Property/IPS120691)



Property Ref:
IPS120691 - 0003

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