

KEYSTONE



Key Street, Ipswich, IP4 1FZ

Offers Over £230,000

Waterfront Location
Two Bedrooms
Ensuite Shower Room
Balcony Overlooking Ipswich Marina

First Floor Apartment
Open Plan Living Area
Bathroom
No Onward Chain

Key Street, Ipswich IP4 1FZ

Set right on the Ipswich Waterfront this immaculate two bedroom first floor apartment offers a great opportunity for a buyer looking for modern living with views over the Ipswich Marina.

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The property is located on the first floor of the Q3 development in The Winerack. On entering the property on the left hand side is a utility cupboard, housing the water tank as well as space and plumbing for washing machine with additional storage space. The first door on the right opens into the open plan living area. The kitchen is fitted with a sleek gloss finish, with plenty of storage as well as integrated fridge freezer and sink. Towards the far end, in the living room space are french doors opening to the balcony which overlooks Ipswich Marina. Both bedrooms also share the marina aspect with both bedrooms being comfortable double rooms and bedroom one also benefitting from french doors onto the waterfront balcony as well as ensuite shower room. In addition there is a separate bathroom benefitting from a three piece suite with a shower over the bath.

The communal areas are also well maintained with both stairs and elevator access. This apartment also benefits from secure gated parking for one vehicle.



Viewings

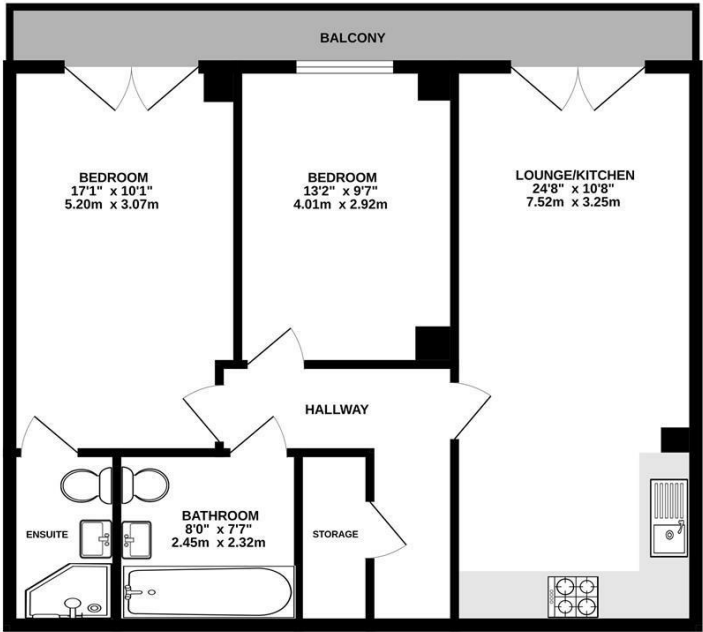
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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