



Connells

Museum Street
IPSWICH



Property Description

An exciting opportunity to purchase this ground floor apartment which has been decorated to beautiful standard throughout and located in the town centre. The attractive property offers versatile accommodation and is set out on a split level and has been recently refurbished throughout to give the property a stylish and contemporary look. The accommodation comprises of a well appointed kitchen, a light and spacious mezzanine dining area, cloakroom, lower level lounge area, a generous double bedroom with en-suite shower room. Outside there is a communal area also a parking space which is shared by all apartments on a first come first serve basis.

Museum Street is conveniently positioned within easy reach of Ipswich town centre, offering an excellent range of shopping, dining, and leisure facilities. The nearby waterfront area offers a vibrant marina setting with further dining and leisure options. For commuters, Ipswich railway station is within easy reach and provides regular rail services to London Liverpool Street and other major destinations. The property also benefits from convenient road links via the A12 and A14. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes. Christchurch Park is also very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

Main Entrance

Accessed via secure entrance system and doors giving access to:

Entrance Hall

Accessed via entrance door, panel heater, sky Lantern, spotlighting and access to kitchen:

Kitchen

16' 6" x 9' 4" (5.03m x 2.84m)
Sky lantern, fully integrated kitchen with roll top work services, sink and drainer unit, appliances include integrated fridge freezer, washing machine, oven electric hob and extractor panel heater and steps up to mezzanine dining area.

Mezzanine Dining Area

With spotlights over:

Cloakroom

Low-level w/c, hand wash basin, loft access and built in cupboard.

Lower Level Lounge

11' 7" x 7' 5" (3.53m x 2.26m)
Accessed via steps, mounted electric heater and spotlights.

Double Bedroom

16' 3" x 11' Max (4.95m x 3.35m Max)
Two original sash windows to the front, wall mounted electric heater and doors giving access to en-suite shower room.

En-Suite Shower Room

Three-piece suite comprising of a low-level w/c, vanity wash hand basin and shower cubicle and heated towel rail.

Outside

Outside communal area is a laid patio area with bike racks, bin storage and the vendor has made us aware that there is a parking space which is communal on a first come first serve basis.

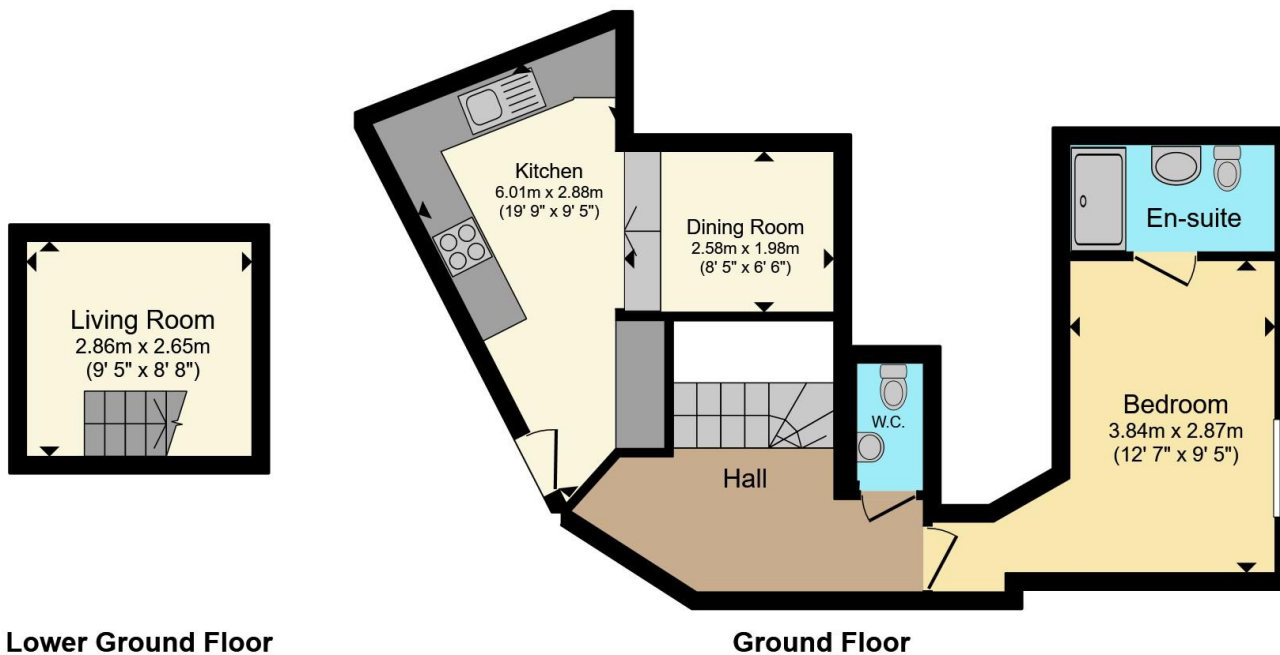
Agents Note

The vendors have advised they would be happy to include a six month permit in the New Wolsey car park in the sale of the property.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 49.8 m² (536 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D

Council Tax
 Band: A

Service Charge:
 1581.72

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313386

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ICH313386 - 0012