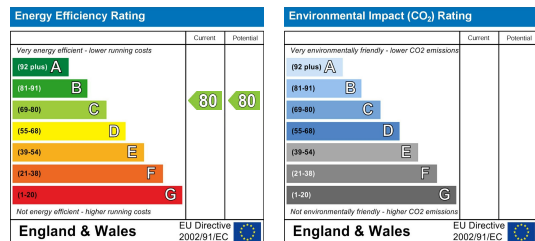


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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102 Key Street, Ipswich IP4 1FU

£155,000

No onward chain - MARINA APARTMENT with STUNNING 14th floor views of Ipswich. This beautifully presented one bedroom apartment enjoys OPEN PLAN LIVING SPACE with secure allocated parking. Call to book your viewing to appreciate the accommodation on offer.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

14th Floor, 102 Key Street, Waterfront, Ipswich, IP4 1FU

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Communal hallway with lift and stairs.

14th FLOOR:

Door to...

ENTRANCE HALLWAY:

Useful walk in utility cupboard with space and plumbing for a washing machine, hot water tank and shelving. Further large cupboard, wood effect flooring, electric radiator, spot lighting and doors off.

OPEN PLAN LIVING SPACE: 20'3 x 15'3 (6.17m x 4.65m)

Open plan living space with kitchen comprising of a wall and base units, drawers, sink and drainer, worktops, space for dishwasher, electric oven and hob with an extractor over and integrated fridge/freezer. There is space for a dining table, wood effect flooring flowing through to the living space with a Juliet balcony with double glazed doors with fitted blinds and spectacular 14th floor views across town.

BATHROOM:

Bath with a shower over, glass screen, W.C, hand wash basin and wall hung vanity unit. Under floor heating with a tiled floor and part tiled walls, heated towel radiator and extractor fan.

BEDROOM: 11'4 x 11 (3.45m x 3.35m)

Double glazed window with fitted blind, electric radiator and carpet.

OUTSIDE:

The communal hall has stairs and a lift, letterbox and concierge service. There is a secure allocated parking space in the car park stacking system.

Ground rent £160 PA

Service Charge £1,719.33 PA

190 Years remaining on lease

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

