



Connells

Siloam Place
Ipswich



Property Description

Situated in a popular residential development, this beautifully refurbished two-bedroom first-floor flat offers stylish, modern accommodation and is presented to an excellent standard throughout. The property has been thoughtfully updated, benefiting from fresh décor, brand-new carpets. The accommodation includes a welcoming entrance hall leading to a generous lounge/diner, with a Juliet balcony providing an attractive outlook and allowing plenty of natural light into the room. The newly fitted kitchen offers a modern and practical space with contemporary units and finishes. There are two well-proportioned bedrooms, with the principal bedroom benefiting from a brand-new en-suite shower room. A further newly fitted bathroom suite serves the second bedroom and the rest of the property. The property is also offered with the convenience of no onward chain.

Siloam Place is situated in the popular east side of Ipswich, providing convenient access to a range of everyday amenities, local shops, schools and recreational facilities. The area benefits from excellent transport links, with easy access to Ipswich town centre, the A 12 and A 14, making it well placed for commuters. Ipswich town centre offers an extensive selection of shopping, restaurants, bars and leisure facilities, while the nearby waterfront provides a popular destination for riverside walks, dining and entertainment. The area is also well positioned for access to Ipswich railway station.

Accommodation

Communal Entrance

Accessed via secure communal entrance with stairs rising to the first floor.

Entrance Hallway

Welcoming hallway with security entry phone system and doors leading to all principal rooms.

Open Plan Living Area

A bright and spacious living space featuring French doors opening onto a Juliet balcony, allowing for plenty of natural light. The living area flows seamlessly into the newly fitted kitchen, creating an ideal space for both relaxing and entertaining.

Kitchen

Recently installed and thoughtfully designed with modern units and work surfaces, incorporating an integrated oven, hob and extractor hood. Additional space and plumbing are provided for a washing machine and cupboard for fridge freezer.

Bedroom One

A well-proportioned double bedroom with rear-aspect double-glazed window and electric panel heater.

En-Suite Shower Room

Contemporary en-suite comprising a shower cubicle, vanity wash hand basin and low-level w/c.

Bedroom Two

A further generous double bedroom overlooking the rear of the property, complete with electric panel heater.

Family Bathroom

Stylishly appointed with a panel-enclosed bath and shower over with glass screen, vanity wash hand basin, low-level w/c and extractor fan.

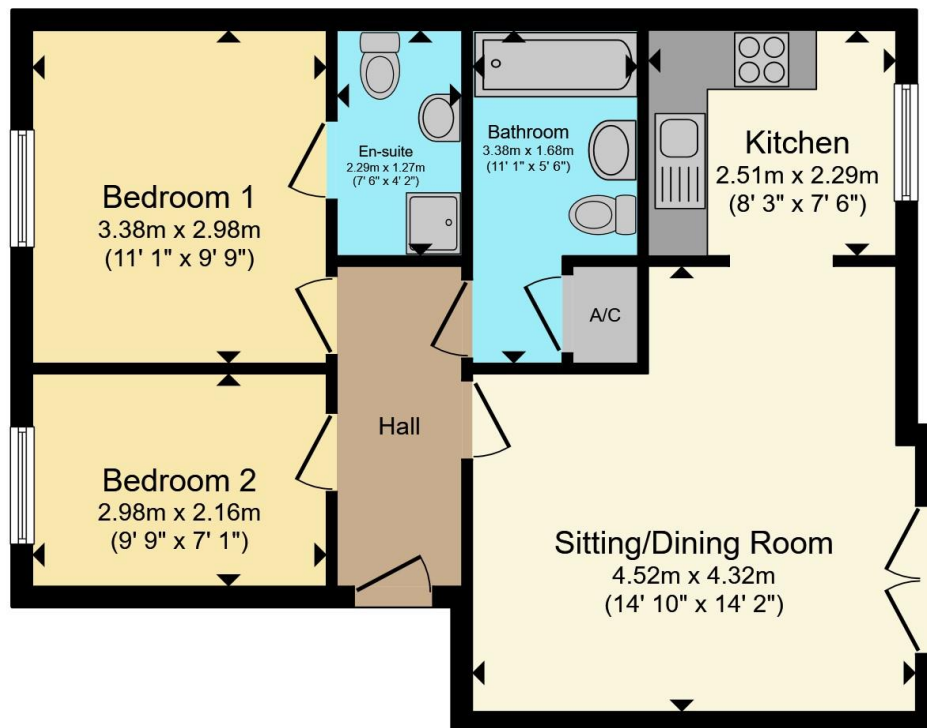
Outside

The property enjoys access to communal gardens and benefits from permit parking.

Agent 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 55.3 m² (595 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
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EPC Rating: B

Council Tax
Band: B

Service Charge: 245.00 Ground Rent:
2600.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313455

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require 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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