

Broadwater Gardens, Shotley Gate, Ipswich, IP9 1QB

william h brown

welcome to

Broadwater Gardens, Shotley Gate, Ipswich

Stunning, two bedroom maisonette with private courtyard garden, estuary views, residents' parking and a bay-fronted lounge with media wall. Situated in a prime Shotley location within walking distance of the Marina.



Entrance Hall
Private ground floor entrance hall with grey wood effect flooring, electric radiator, double storage cupboard, front entrance door, an additional side access door and stairs to the first floor accommodation.

First Floor Landing
Carpet flooring, electric radiator, spotlights and double glazed window to the side.

Lounge
A stunning, bay fronted lounge, enjoying attractive views towards the estuary, carpet flooring, electric radiator, feature electric fireplace, fitted media wall, bespoke shelving, TV point and spotlights. A bright and welcoming living space ideal for relaxing and entertaining.



Kitchen
A spacious fitted kitchen with a range of eye and base units, grey stone effect work surfaces, Parquet effect flooring, a stainless steel sink plus drainer and chrome mixer tap, a breakfast bar, a pantry cupboard, tiled splashbacks, double glazed window to the rear and space for a cooker, washing machine and fridge/freezer.



Master Bedroom
A generously sized double bedroom with two double glazed windows to the front, enjoying estuary views, carpet flooring, electric radiator, a full wall of fitted, mirrored, sliding wardrobes and spotlights.

Bedroom Two
Double glazed window to the rear, carpet flooring, electric radiator and spotlights.

Bathroom
Modern bathroom with low level WC, pedestal wash hand basin, a P-shaped bath with overhead shower and panelled splashback, grey wood effect flooring, a storage cupboard, loft access, extractor fan and double glazed window to the rear.



Outside:

Private Garden
The property benefits from its own private rear courtyard garden, predominantly paved for ease of maintenance and ideal for outdoor seating and entertaining.

Parking
Residents' parking space located to the rear of the property.

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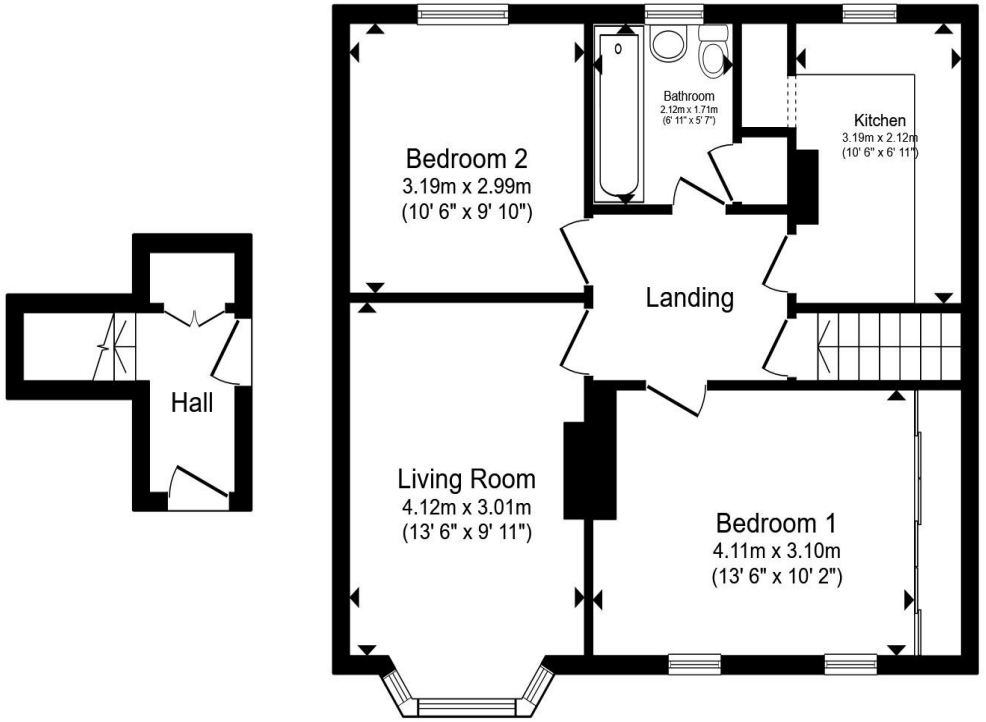
- Two large double bedrooms
- Bay fronted lounge
- Spacious fitted kitchen with breakfast bar
- Modern bathroom
- Residents' parking space

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: 1500.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Total floor area 62.9 m² (677 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

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The Property Ombudsman

Property Ref:
IPS121989 - 0002

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