



The Shamrock | Regatta Quay | Ipswich | IP4 1FG

Offers In The Region Of £399,950

NICHOLAS
— ESTATES —

The Shamrock | Regatta Quay Ipswich | IP4 1FG Offers In The Region Of £399,950

NO ONWARD CHAIN - Penthouse Apartment with full Marina views and beyond.

- Penthouse Apartment
- South Facing
- Allocated Parking
- 2 En-Suites + Family Bathroom
- Stunning Marina Views
- NO EWS1 Cladding Concerns
- Mezzanine/Duplex

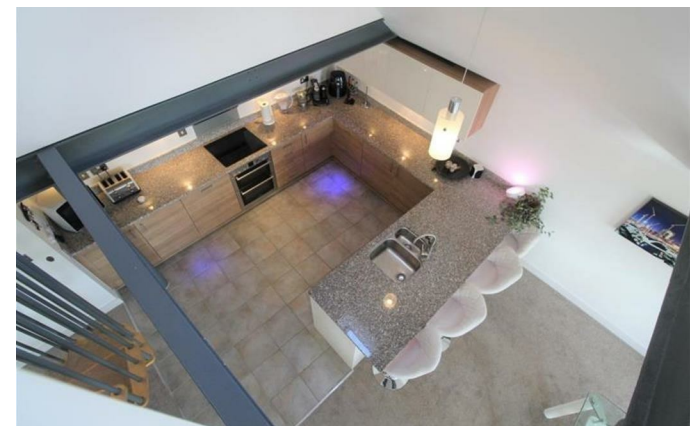
Kitchen

Located within the lounge/diner, modern fitted units with under lights, Granite worktops, breakfast bar, sink unit, integrated electric oven, hob and extractor. Integrated fridge/freezer, and dishwasher. Tiled floor.

Bedroom 1/Mezzanine Level

91'7"x48'5"x0'0" (102.11x53.95x0.00)

Double glazed doors taking you out onto a 2nd balcony with stunning views stretching down to the Orwell Bridge, 2 Velux windows, exposed brickwork, leading onto study area which accesses; storage cupboard as well as eaves storage.



NO ONWARD CHAIN -
Rarely available Penthouse
Apartment with full Marina
views and beyond. The
apartment is in excellent
condition throughout with
original features from the
building retained with
exposed brickwork



Bedroom 2

77'4"x34'5"x0'0" (86.26x38.40x0.00)

Two double glazed windows to rear with a further high positioned window with views looking back across town. Maximum ceiling height of 3.2m (10ft6") Electric heater, and door leading to en-suite comprising of Shower Cubicle, low level WC, wash basin, heated towel rail, tiled floor and display shelf.

Living/Diner/Kitchen

78'6"x75'6"x0'0" (87.48x84.12x0.00)

Open plan space, double glazed doors leading you to balcony where you will be met by some stunning views of the marina, back inside, exposed brickwork, electric heaters, double glazed window to front, spiral staircase leading to mezzanine bedroom.

Shower Room

16'2"x15'0"x0'0" (17.98x16.76x0.00)

Shower Cubicle, Low level wc, wash basin, tiled floor, heated towel rail, tiled floor and recessed lights.

Bathroom

23'9"x17'3"x0'0" (26.52x19.20x0.00)

Bath with shower attachment, low level WC, wash basin, heated towel rail, tiled floor and display shelf.

Outside/Building

The property comes with one allocated parking space which is utilised via a 'stacker' style system. The building has an acceptable EWS1 form in relation to fire safety and cladding, and has recently obtained new Freeholders. EWS1 Report exert - A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required.

Entrance

Secure front entrance into lobby and lift takes you to the top floor where the apartment is situated, inside the entrance to the apartment, lobby/hall with electric heater, recessed lights, airing cupboard, doors to;

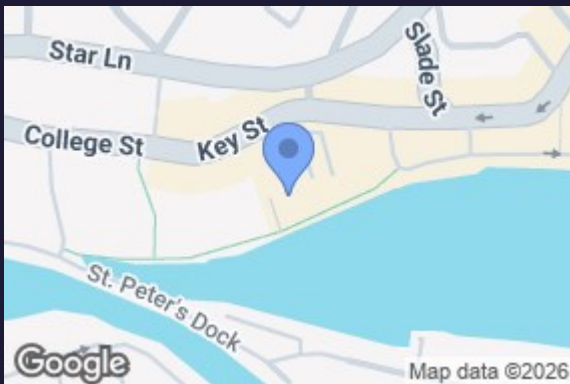
Dressing Room

22'8"x19'5"x0'0" (25.30x21.64x0.00)

Power and lighting available.

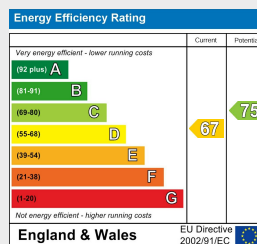
Management Charges

We have been advised of the following, and any buyers should seek further advice for confirmation. Service Charge (includes Building Insurance and Water Rates) - £469 PCM (£5628 Per Annum - Approx.) Ground Rent - £150 Per Annum Lease Term - Approx. 110 Years Remaining



Council Tax Band **E**

EPC Rating **D**



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