



**Connells**

Westport Place Foundation Street  
Ipswich



### Property Description

An internal viewing is highly recommended for this generously sized modern first floor apartment located within the town centre. The accommodation comprises of a double bedroom, open plan kitchen, lounge and dining area and contemporary bathroom. The property is offered with the added benefit of no onward chain.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Hall

Carpet flooring, spot lights and an entry phone system.

### Kitchen/Diner/Lounge

Stunning, open plan room with double glazed windows to the side and rear, grey wood effect flooring throughout, TV point, spot lights throughout, one storage radiator, a storage cupboard, a range of eye and base level units in high gloss grey with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven, microwave, electric hob and extractor hood and an integrated washing machine and fridge/freezer.

### Master Bedroom

Two double glazed windows to the rear, carpet flooring, one storage radiator and spot lights.

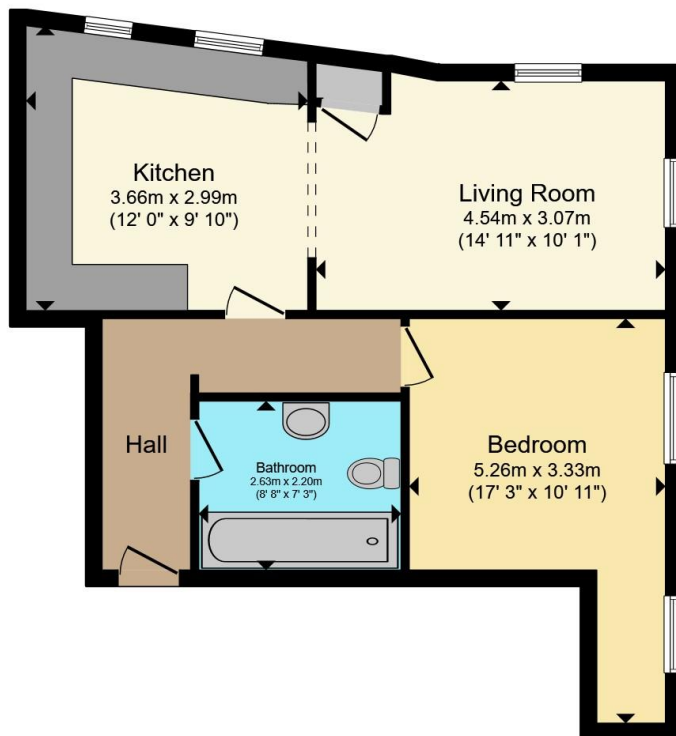
### Bathroom

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls, tiled flooring, shaver point, spot lights and extractor fan.

### Agents Note

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.





Total floor area 53.2 m<sup>2</sup> (573 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](http://www.propertybox.io)



To view this property please contact Connells on

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6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 2000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH313179](http://connells.co.uk/Property/ICH313179)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2017. 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.

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