



**Connells**

**Bramley Hill  
Ipswich**



### Property Description

This well presented first floor flat offers modern, well designed accommodation and is ideally situated on Bramley Hill, within easy walking distance of Ipswich town centre and Ipswich mainline railway station, providing direct links to London Liverpool Street. The property comprises of a warm welcoming entrance hall with excellent storage and intercom entry, leading to a spacious L shaped open plan living area with dual aspect windows, creating a light and airy space. The modern fitted kitchen includes integrated appliances and contemporary finishes, there is a double bedroom which benefits from a built in wardrobe and the accommodation is completed by a stylish four piece bathroom suite. Externally, the property further benefits from an allocated parking space.

Located close to a wide range of local amenities, including shops, cafés, restaurants, leisure facilities and the waterfront, as well as convenient road links and public transport, this property is ideal for commuters, professionals, first time buyers or investors and a early viewing is highly recommended.

### Entrance Hall

Access via entrance door, wood effect flooring, radiator, large storage cupboards, intercom system, and doors providing access to:

### L Shaped Open Plan Living

### Lounge/Diner

Wood effect flooring throughout with dual aspect double glazed windows allowing an abundance of natural light and radiator.

### Kitchen

Fitted with matching cream gloss wall and

base units, inset stainless steel sink with drainer and mixer tap, built in wine rack, integrated washing machine and fridge freezer, gas hob, electric oven, extractor fan, wall mounted boiler, double glazed window and spotlighting.

### Bedroom One

Carpet flooring, radiator, double glazed window, built in double wardrobe and pendant light.

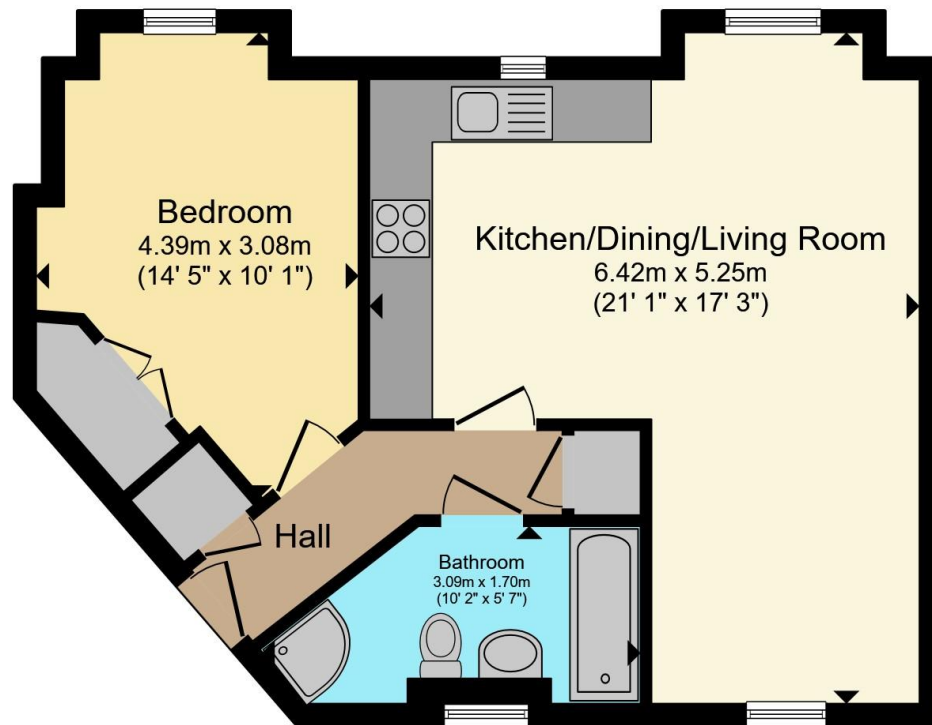
### Bathroom

Four piece suite comprising a bath with mixer tap, separate shower, wash hand basin with mixer tap, and low level w/c. Additional features include radiator, extractor fan, inset spotlighting and wood effect flooring.

### Outside

The property benefits from allocated parking.





Total floor area 47.6 m<sup>2</sup> (513 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  
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EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 2419.69

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312996](http://connells.co.uk/Property/ICH312996)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. 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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