



No  
Ball Games  
No  
Skateboarding

**Connells**

Apartment 406 Anchor Street  
Ipswich



## Property Description

Located on the fourth Ipswich marina with views over the river Orwell, Connells are pleased to offer with no onward chain this well presented fourth floor apartment which is an ideal first time or investment purchase. The property comprises of a lounge/diner, kitchen, one bedroom, bathroom and benefits from allocated parking.

Ipswich Waterfront is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas. Festivals and events are held along Waterfront throughout the year. The Waterfront is also home to DanceEast, the University of Suffolk's Ipswich Campus, the Suffolk Archives' new, cutting-edge visitor centre The Hold and two river trip operators.

The property is also within walking distance to the mainline station, which has direct trains to London (around one hour) and the Midlands. Ipswich, being located on the A12 and A14, means its within easy reach of London and the rest of the country, and of course the stunning Suffolk countryside and coastline.

## Entrance Hall

Accessed via entrance door, storage cupboard with water tank, electric heater, inset spotlighting and carpet

## Lounge/Diner

Electric heaters, carpet, inset spotlighting, partition to kitchen and double glazed windows and sliding doors leading to balcony with far reaching views.

## Kitchen

Matching wall and base level units, stainless steel sink with half bowl, drainer with mixer tap, space for washing machine and fridge, extractor fan, stainless steel splashback, electric hob and oven, inset spotlighting, laminate flooring, double glazed window with

views over the river, partition giving access to the lounge/ diner.

## Bathroom

Wood effect vinyl flooring, tiling around shower and 1/2 tiled walls, mirrors, wash hand basin with mixer tap, low-level w/c, extractor fan, heated towel rail, bath with mixer tap, shower screen and shower over.

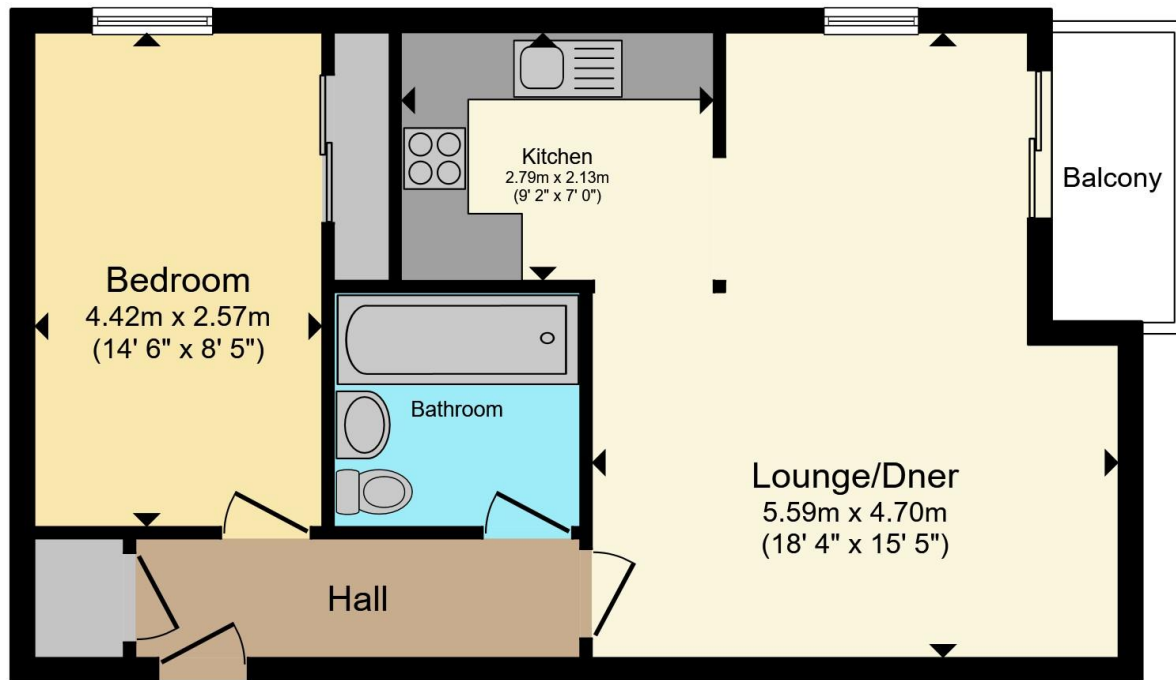
## Bedroom One

Electric heater, glazed window to side with views over river, carpet and built in mirrored sliding door wardrobes.

## Outside

The property is accessed via communal entrance and has lift, stairs and also benefits from fob accessed secure allocated parking.





**Floor Plan**

Total floor area 51.8 m<sup>2</sup> (558 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: C

Service Charge:  
 2740.64

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312898](http://connells.co.uk/Property/ICH312898)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. 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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