

# KEYSTONE



Foundation Street, Ipswich, IP4 1 BX

Offers In Excess Of £110,000

Top Floor Apartment  
Open Plan Living  
Bathroom  
Popular Location

One Bedroom  
Kitchen  
Within Town  
Ideal First Time Buy

# Foundation Street, Ipswich IP4 1BX

Nestled in the heart of Ipswich on Foundation Street, this modern top-floor flat offers a delightful living experience for those seeking comfort and convenience. With one well-proportioned bedroom, this apartment is perfect for individuals or couples looking for a stylish yet practical home.

The flat features a spacious reception room that serves as an inviting space for relaxation and entertainment. Natural light floods through the windows, creating a warm and welcoming atmosphere. The contemporary design is complemented by high-quality finishes, ensuring a chic and comfortable environment.

The bathroom is thoughtfully designed, providing a serene space for unwinding after a long day. The modern fittings and fixtures enhance the overall appeal of the property, making it a pleasure to use.

This flat is an excellent opportunity for those looking to embrace modern living in a sought-after area. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this charming flat your new home.



#### Entrance Hallway

Leading to hallway with electric heater and entry phone system.

#### Living/Kitchen Area

19'6 x 12

##### Kitchen Area

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit, induction hob with extractor over and oven, integrated fridge freezer, integrated washing machine.

##### Living Area

Two windows to rear, electric heater.

##### Bedroom

11'2 x 9'5

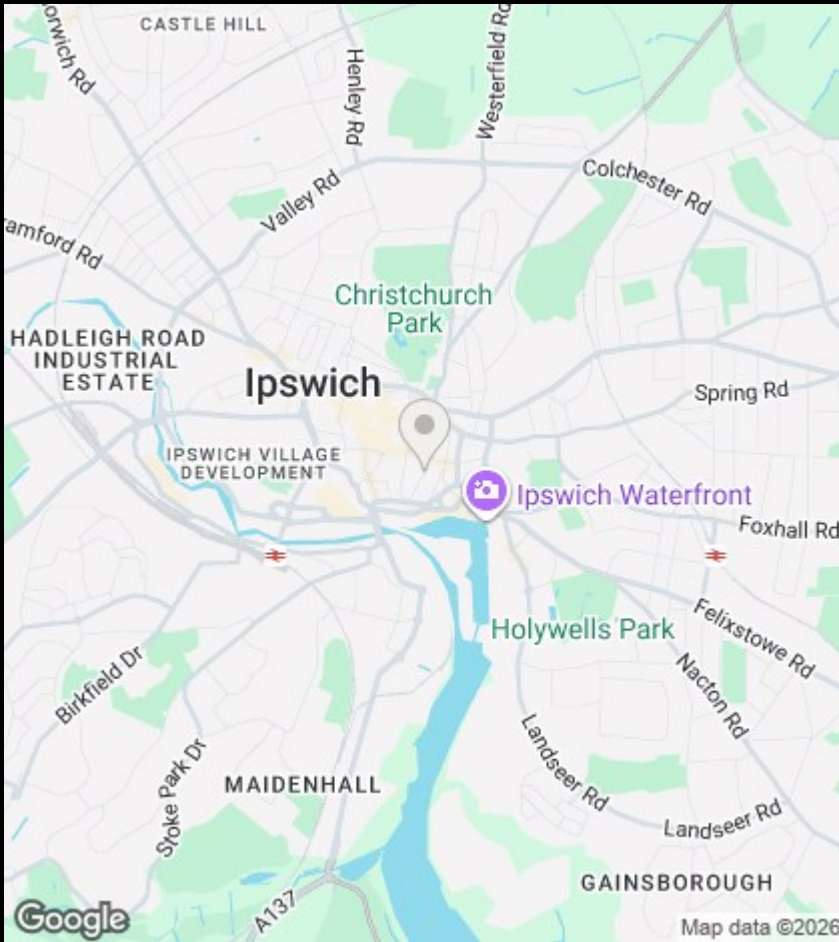
Two windows to rear, electric heater and storage cupboard.

##### Bathroom

Fitted with suite comprising of panel bath with shower over, w/c, vanity sink and tiled splash backs.

##### Outside

The current owner has leased a parking space and the rear at an additional charge which a new owner could take over for a yearly fee.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

