





## Property Description

A well-presented upper floor apartment offering convenient and modern living. The property features an entrance hall, a bright lounge/diner with double doors opening onto a Juliet balcony, a fitted kitchen, two bedrooms including a main bedroom with en-suite, and a separate bathroom. Externally, the property benefits from permit parking and access to a communal garden.

Pownall Road is conveniently located within easy reach of Ipswich town centre, providing access to a wide range of shops, restaurants, cafes, and leisure facilities. The area benefits from excellent transport connections, including nearby bus routes and access to Ipswich railway station with direct links to London Liverpool Street and surrounding towns.

There are also several well-regarded schools, parks, and everyday amenities nearby, making the location suitable for professionals, couples, small families, and investors alike. Ipswich Waterfront and the town's vibrant marina area are also within convenient reach, offering additional lifestyle and entertainment options.

## Entrance Hall

Tile effect flooring, pendant light, intercom system, doors giving access to:

## Lounge/Diner

Tile effect flooring, double doors opening onto a Juliet balcony, pendant light, access through to kitchen.

## Kitchen

Matching wall and base units with rolled work surfaces, inset stainless steel sink with half bowl, drainer and mixer tap, electric hob with oven below and extractor fan above, double glazed window to the side, cupboard housing

hot water cylinder, space and plumbing for washing machine, space for fridge/freezer, ceiling fan with light.

## En-suite

Tiled shower cubicle, half tiled walls, wash basin with mixer tap, low level w/c, tile effect flooring.

## Bedroom One

Double glazed window, tile effect flooring, pendant light, electric heater, door leading to en-suite.

## Bedroom Two

Double glazed window, pendant light, electric heater, tile effect flooring.

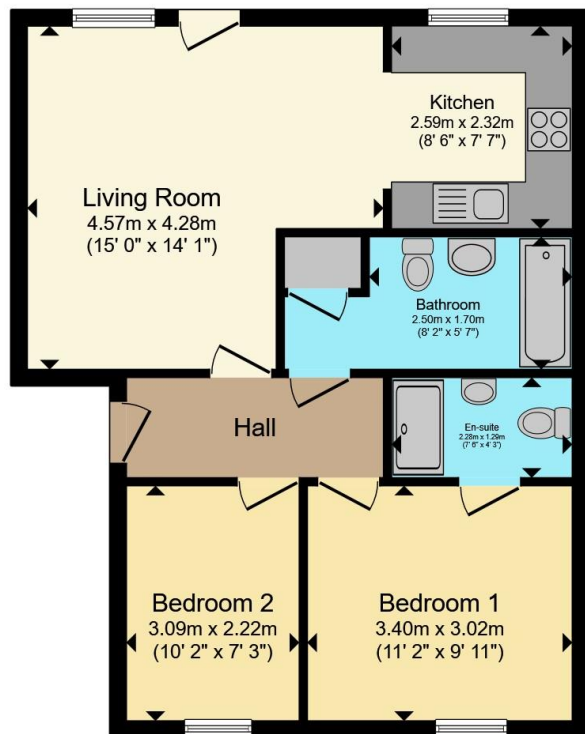
## Bathroom

Wood effect laminate flooring, half tiled walls with full tiling around the shower area, bath with shower over, mixer tap and glass shower screen, wash basin with mixer tap, low level w/c, heater.

## Outside

The property benefits from one allocated space, one visitor parking space and lush communal garden.





Total floor area 56.6 m<sup>2</sup> (609 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)

Connells



To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1361.81

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312903](http://connells.co.uk/Property/ICH312903)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH312903 - 0006