





Anchor Street, Ipswich, IP3 0BP

william h brown

welcome to

Anchor Street, Ipswich

Offered for sale with NO ONWARD CHAIN, this beautifully presented, two double bedroom, Marina-facing apartment enjoys stunning waterside views, a larger-than-average balcony and secure underground parking.

Agents Note:
The current vendor has advised the Service Charge is currently £3207 per annum due to impending installation of new security gates for the podium area. The Service Charge is normally around £2500 per annum.

Entrance Hall
A light and welcoming entrance hall with oak effect flooring, electric radiator, inset spotlights and a large, double airing/storage cupboard providing excellent additional storage space.

Lounge/Dining Room
A superb open plan living space, flooded with natural light and enjoying direct Marina views via floor-to-ceiling sliding doors opening onto the balcony, oak effect flooring, electric radiator, TV point, inset spotlights, ample room for lounge and dining furniture and an open archway leading through to the kitchen.

Balcony
A generously proportioned balcony, providing ample space for outdoor seating and entertaining, while enjoying direct views across the Marina. Finished with a stylish glass balustrade.

Kitchen
Fitted with a range of contemporary grey eye and base level units with light wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, laser fitted glass splashback, an integrated oven with induction hob and extractor hood, an integrated washing machine, an integrated dishwasher, space for fridge/freezer, spotlights and open plan access to the living area.

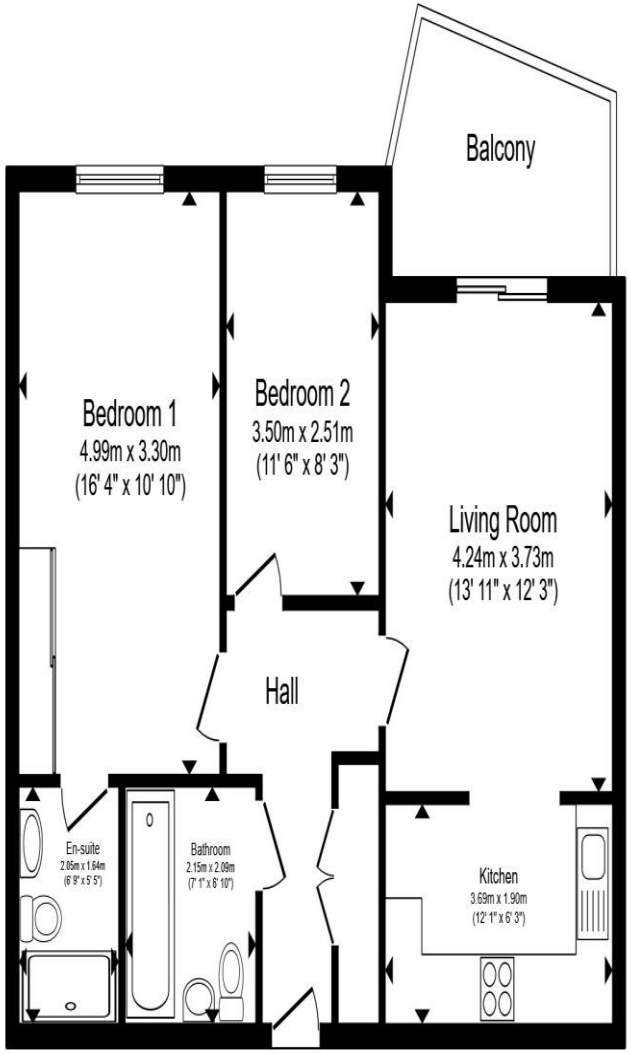
Master Bedroom
A spacious double bedroom with Marina views via a double glazed window to the front, carpet flooring, electric radiator, a double fitted, mirrored, sliding wardrobe and a door leading to:

En Suite Shower Room
A stylish, modern suite with enclosed WC, wash hand basin, a shower with glass enclosure, waterfall shower and shower attachment, tiled flooring, partly tiled walls, chrome heated towel rail, a large fitted mirror, spotlights and extractor fan.

Bedroom Two
A further generous double bedroom with Marina views via a double glazed window to the front, carpet flooring and electric radiator.

Family Bathroom
Enclosed WC, wash hand basin, a panel bath with shower attachment and folding glass shower screen, tiled flooring, partly tiled walls, chrome heated towel rail, a large fitted mirror, extractor fan and spotlights.

Secure Underground Parking
One allocated, secure, underground parking space, accessed via a gated residents' parking area. Visitor parking permits are also available.



Total floor area 66.4 m² (715 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

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- No onward chain
- Two large double bedrooms
- Larger-than-average balcony with direct Marina views
- Newly fitted kitchen with integrated appliances
- Impressive open plan lounge/dining room

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 3207.00
Ground Rent: 200.00

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.

offers over

£190,000



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The Property Ombudsman

Property Ref:
IPS121937 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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