



**Connells**

Saxon House Cromwell Square  
Ipswich



## Property Description

Located in the heart of the town centre, connells are pleased to offer this top floor apartment being sold with the bonus of no onward chain. The property further boasts a double bedroom, open plan living accommodation, shower room and electric heating.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Christchurch Park is also close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

## Communal Entrance Hall

Accessed via communal entrance door with stairs and lift giving access to the apartment.

## Entrance Hall

Wood effect vinyl flooring, security entry phone and access to:

## Shower Room

Double shower cubicle with independent shower over, smooth ceiling with inset spot lighting and extractor fan, vanity wash hand basin with mixer tap, shaver point, heated towel rail, tiled walls, tiled flooring and low-level w/c.

## Open Plan Living Area

19' 10" x 10' Max ( 6.05m x 3.05m Max )

## Kitchen Area

Comprises of a built-in washing machine, oven with built in hood with extractor over, single drainer sink with mixer tap in set in a roll edge work surfaces with cupboards and drawers under and matching above. Tiled splash back's, wood effect vinyl flooring, smooth ceiling with inset spot lighting and access to:

## Lounge Area

Double glazed window to front, smooth ceiling with velux style window and wood effect vinyl flooring.

## Bedroom One

13' x 8' 2" ( 3.96m x 2.49m )  
Double glazed window to front, smooth ceiling with inset spot lighting and electric panel radiator.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: C Council Tax Band: A

Service Charge: 837.18 Ground Rent: 114.00

**view this property online [connells.co.uk/Property/ICH313184](http://connells.co.uk/Property/ICH313184)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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