



Connells

Holman Court
Ipswich



Property Description

A ground floor two bedroom apartment located close to Ipswich main line train station which gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations and is within walking distance of the town centre and Ipswich's vibrant waterfront which boasts many restaurants, bars and cafes.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores.

The property comprises of an open plan lounge/diner, kitchen, two double bedrooms of which the master bedroom has an en-suite bathroom and there is a further separate bathroom, has a communal garden, allocated parking, a visitor space and also is being sold with no onward chain.

Entrance Hall

Accessed via entrance door, intercom system, radiator, carpet and doors leading to:

Lounge/ Diner

Radiator, wood effect floor and double glazed sliding doors to side.

Kitchen

Tile effect flooring, radiator, matching wall and base units, tiled splash backs, wall mounted boiler, stainless steel sink with 1 1/2 bowl and drainer with mixer tap, double glazed window with park views, gas hob, extractor fan, roll top work surfaces, space for washing machine and fridge freezer.

Bedroom One

Double glazed window to front, radiator and carpet.

En-Suite

Low level w/c, half tiled walls, wash hand basin with mixer tap, shower cubicle, wood effect flooring and extractor fan.

Bedroom Two

Radiator, double glazed window to front and carpet.

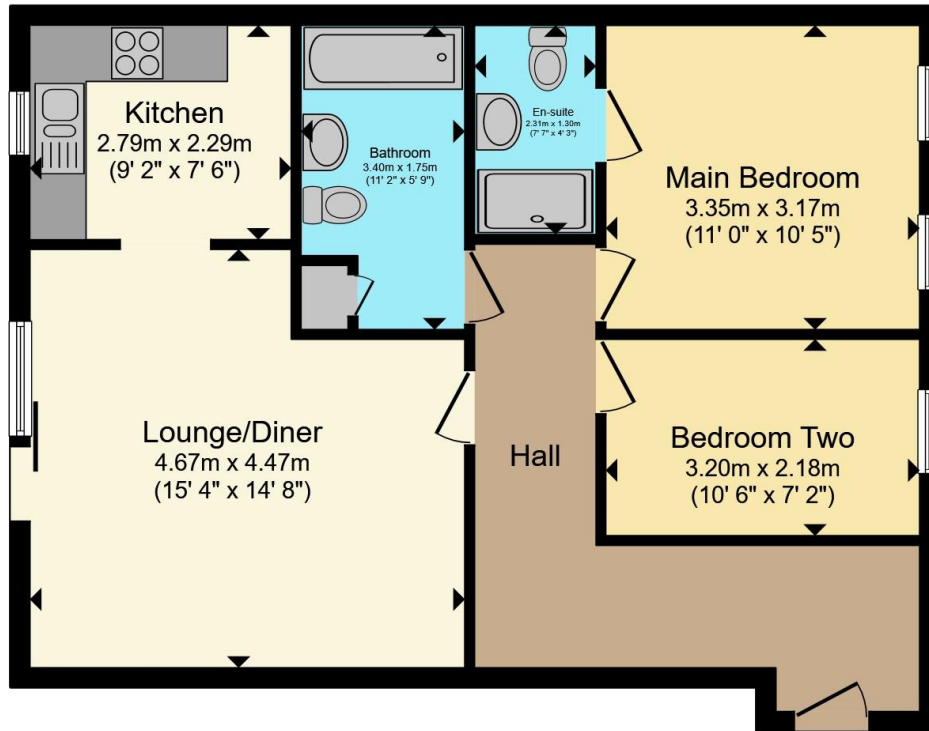
Bathroom

Wood effect flooring, bath with shower over, mixer tap, tiled around shower and splash backs, low level w/c, wash hand basin with mixed tap, radiator and storage cupboard.

Outside

There is an allocated parking space and a visitor space.





Total floor area 65.8 m² (708 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

Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: B

Council Tax
Band: B

Service Charge:
2108.52

Ground Rent:
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/ICH312432](https://www.connells.co.uk/Property/ICH312432)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2007. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312432 - 0004