



**Connells**

Felixstowe Road  
IPSWICH



Felixstowe Road  
IPSWICH IP3 8EG

for sale offers in the region of  
**£110,000**



### Property Description

Connells are delighted to present this stylish top-floor apartment, located in a sought-after area of Ipswich, with convenient access to a wide range of local amenities and excellent transport links. This one-bedroom apartment is ideal for first-time buyers, young professionals, buy-to-let investors, or those looking for a comfortable and well-connected second home.

The property benefits from open plan living, allocated parking, a spacious boarded loft space that offers additional storage, and a secure bike shed. With a low service charge and no ground rent to pay, this property offers excellent value in today's market.

The penthouse-style apartment offers a large, bright lounge that is perfect for entertaining or relaxing after a busy day. The well-equipped kitchen is open-plan, offering a contemporary and functional space. The generously sized bedroom features an en-suite bathroom, ensuring comfort and convenience. Dormer windows that open fully are throughout, offering character and allowing for increased natural light and ventilation.

Located in a vibrant area, you are within walking distance of Ipswich's town centre, with a variety of shops, cafes, parks, and schools nearby. For commuters, there are excellent transport links with direct trains to London Liverpool Street and other key destinations, as well as plenty of nearby bus routes providing easy access to the surrounding areas.

### Communal Entrance Hall

Accessed via double glazed entrance door and stairs to the second floor.

### Entrance Hall

Double glazed entrance door into entrance hall which has access to loft space and doors off:

### Lounge

20' 4" x 14' 2" ( 6.20m x 4.32m )  
An open plan spacious lounge, benefiting from plenty of natural light, along with electric heating. Double glazed dormer windows to rear.

### Kitchen Area

The kitchen features a selection of wall and base-level units, an electric oven and hob with extractor fan, and a stainless steel sink.

### Bedroom

16' 1" max x 12' 3" ( 4.90m max x 3.73m )  
A large double bedroom with two dormer windows to the front, providing lots of light and character, along with an electric heater for added comfort.

### Bathroom

The en-suite bathroom includes a panel bath with a recently updated electric shower, pedestal wash basin, low-level W/C, and extractor fan.

### Outside

Allocated Parking: One parking space, managed by NPC for added security and peace of mind.

Communal Bin Shed: A designated space for bins, with a secure key code lock.

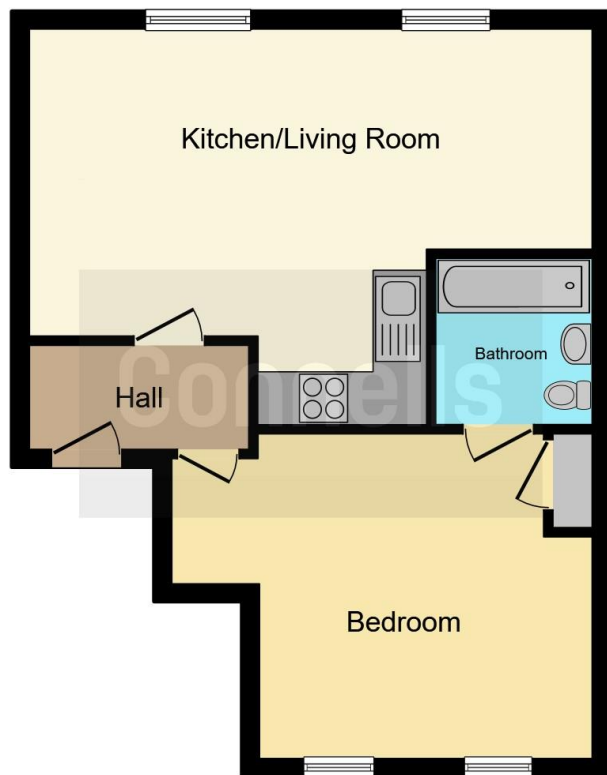
Bike Shed: Secure storage for bikes.

## Agent Note

Large American-style fridge to remain.







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:  
 1295.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312257](http://connells.co.uk/Property/ICH312257)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

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