



Neptune Square | | Ipswich | IP4 1QH

Guide Price £260,000

NICHOLAS
— ESTATES —

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No Onward Chain - With Front facing views of the Waterfront is this 2 Bedroom 2nd Floor Apartment in the popular Neptune Square development. Stunning South Facing views from the Balcony. The apartment is fully Double Glazed and has Electric Heating.

- 2 Bedroom 2nd Floor Apartment
- Situated in the Heart of the Waterfront
- No Onward Chain
- South Facing Views from the Balcony
- Double Glazed Throughout
- En Suite and Bathroom
- Electric Heating
- Secure Gated Development

Kitchen

27'7"x42'8"x0'0" (30.78x47.55x0.00)

Fitted Units and Worktops, Built in Oven, Hob and Extractor, Built in Fridge/Freezer, Built in Dishwasher and Washer Dryer.

Bedroom

40'2"x38'3"x0'0" (44.81x42.67x0.00)

Double glazed window to rear, Built in wardrobe with sliding mirrored doors. Electric Wall Heater



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Bedroom

27'11"x34'2"x0'0" (31.09x38.10x0.00)

French doors and Juliet Balcony, Electric Wall Heater.

Living Room

41'10"x73'7"x0'0" (46.63x81.99x0.00)

Double glazed window to the rear, Double Glazed French doors leading out onto Balcony. 2 Electric wall heaters.

Bathroom

21'4"x24'11"x0'0" (23.77x27.74x0.00)

Bath with Shower Over, Wc, Wash Basin with units under, Heated Towel Rail.

Outside

Allocated Parking space at the rear access through secure gates

Entrance

Secure front entrance into communal area, Stairs to first floor and then lift and stairs to remaining levels, Door into flat with hallway, Door Entry phone, Electric Rad, Cupboard with Hot water tank and storage. Doors to

Shower Room

Shower Cubicle with Shower, Wash Basin with units under, Wc.



Total Area: 76.1 m² ... 819 ft² (excluding balcony)

Council Tax Band D EPC Rating C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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