



**GRACE**

ESTATE AGENTS

Coprolite Street, Ipswich,  
£140,000

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GRACE ESTATE AGENTS are delighted to present this one-bedroom apartment on the sixth floor, located at Ipswich Neptune Marina. This beautifully presented one-bedroom apartment offers modern living with stunning views.

The property features a bright and spacious open-plan lounge, kitchen, and dining area. The newly fitted kitchen is finished to a high standard, complemented by a modern bathroom and the added luxury of underfloor heating.

A private balcony provides the perfect spot to relax while enjoying views overlooking the marina, while residents also benefit from access to a communal rooftop terrace.

Further benefits include one allocated parking space and a prime location in central Ipswich, transport links, and the vibrant waterfront.

This apartment is ideal for professionals, first-time buyers, or investors seeking a stylish home in a desirable waterside location.

### Entrance hall

Underfloor heating, access to the bathroom, bedroom, lounge/kitchen/diner and storage cupboard.

### Bedroom

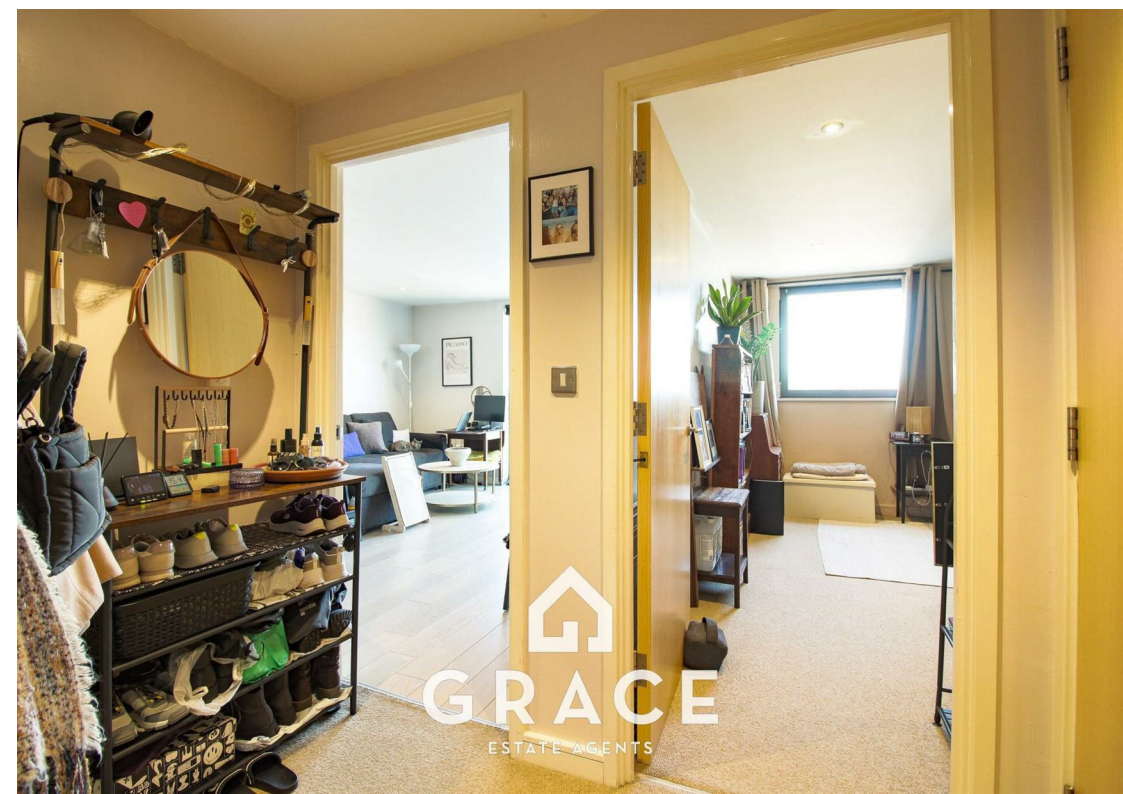
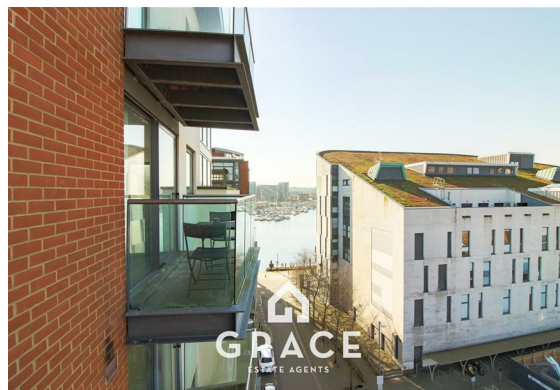
13'11" x 10'9" (4.26 x 3.29)

Double glazed window to front aspect, underfloor heating and built in storage cupboard.

### Bathroom

7'2" x 6'7" (2.20 x 2.02)

Concrete style flooring, vanity unit with sink, low level WC and built in storage. Heated towel rail, panelled bath with shower on riser rail, marble style splash back and folding shower screen.





### Lounge/Kitchen/Diner

21'6" x 15'5" (6.57 x 4.70)

Double glazed sliding doors to balcony, underfloor heating, eye level and base units with worktops over, integrated dishwasher, space for washer/dryer and fridge freezer. Single oven with hob and extractor over. Tiled flooring, single bowl sink with side drainer and mixer tap. Combination of tiled and wood style flooring.

### Communal Roof Top Terrace

Patio leading to a wooden decking and seated area.

### Parking

One secure allocated parking space that is accessed by a roller garage door at the front of the building.

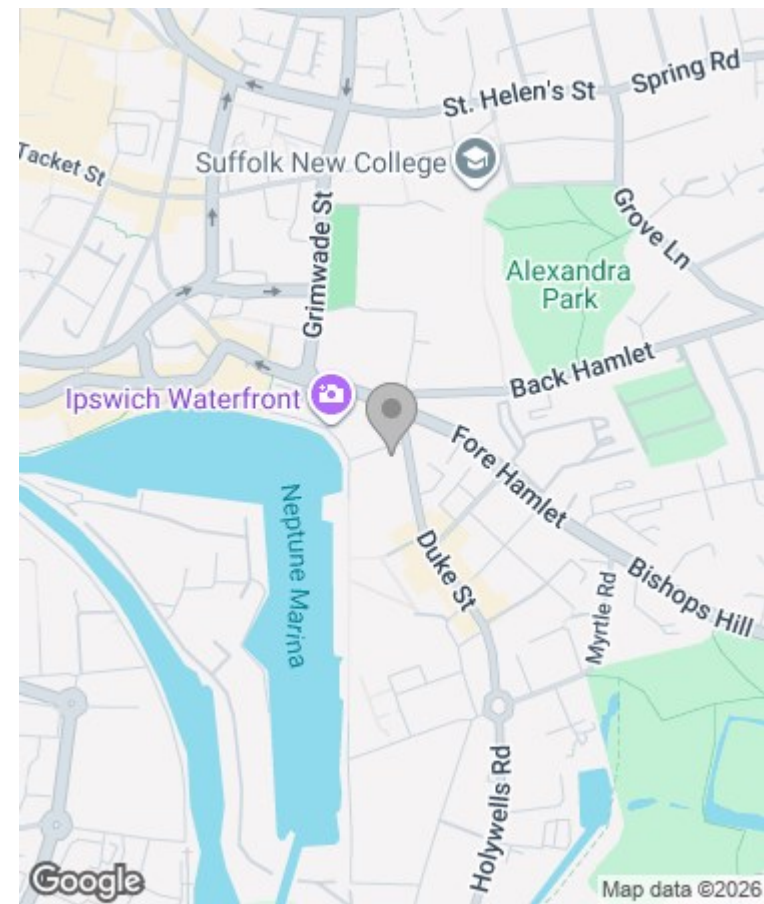
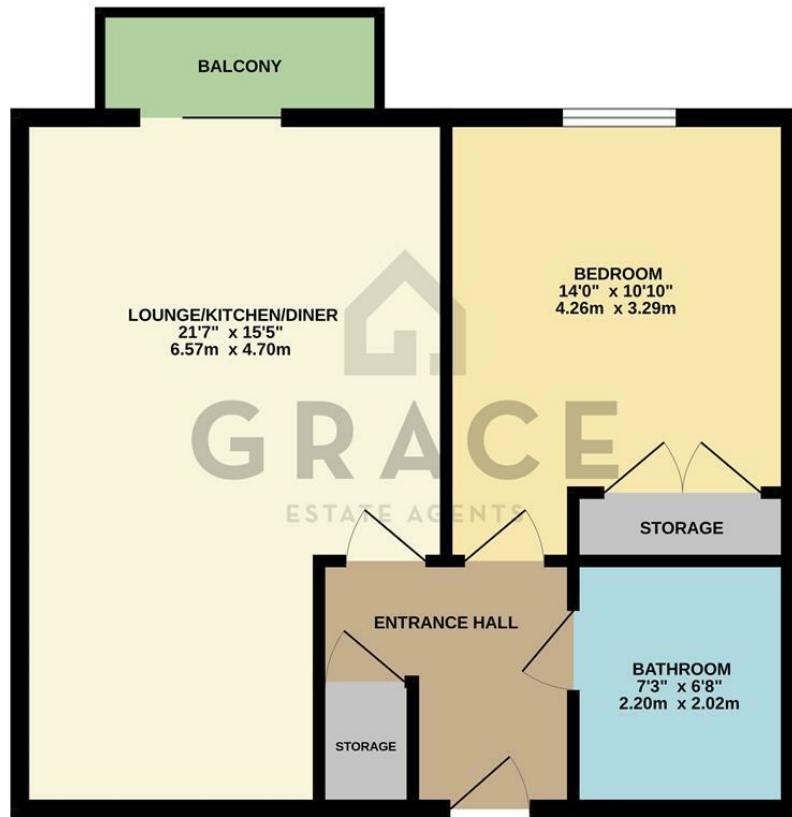
### Charges and EPC Details

The current vendor of the property has two instalments of £1,852.74 to pay for the year. This covers the cost of water, ground rent and service charge.

EPC - Please ask the marketing agent for details.



GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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