



Connells

Portland Place
Ipswich



Property Description

An exciting opportunity for a first time buyer or for a buy to let purchaser to own this first floor apartment located to the west side of Ipswich conveniently located for access to local amenities and the A 12 and A 14 trunk roads making it easily accessible and a desirable location for commuting. The property is well presented and comprises of entrance hall leading to the open plan lounge and kitchen area, bedroom, bathroom and the property also has one allocated parking space, a long lease and a communal bin store.

Close by 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.

Communal Entrance

Accessed via security entrance door with stairs rising to the first floor and access to:

Entrance Hall

Accessed via entrance door, airing cupboard, security entrance phone system and doors giving access to:

Lounge Area

11' 1" x 9' (3.38m x 2.74m)

Upvc double glazed window to front, electric wall heater, smooth ceiling and access to:

Kitchen Area

12' 4" x 5' 10" (3.76m x 1.78m)

Space for fridge freezer, space for washing machine, wood effect flooring, built in oven, built in hob with extractor hood over, tiled splash backs, breakfast bar, 1 1/2 bowl sink with mixer tap inset into roll edge work

surfaces with cupboards and drawers under and matching above and smooth ceiling with inset spotlighting.

Bedroom One

10' 6" x 9' 7" (3.20m x 2.92m)

Upvc double glazed window to rear, electric panel radiator, smooth ceiling and built in wardrobe.

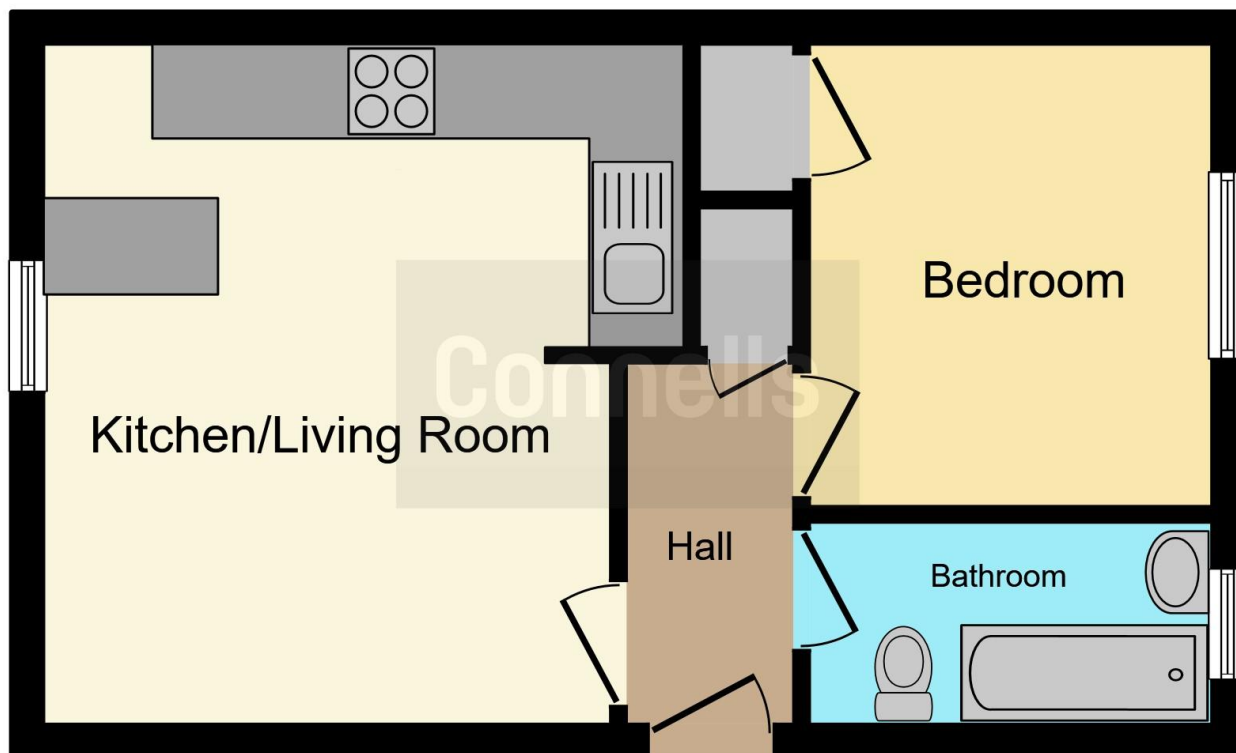
Bathroom

Upvc double glazed window to rear, low w/c, vinyl tiled flooring, heated towel radiator, shaped and panel bath with mixer tap and shower attachment and rainfall shower head and shower rail, part tiled walls, pedestal wash hand basin with mixer tap and smooth ceiling with extractor fan.

Outside

There is a communal bin store and a allocated parking space.





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

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:
 1800.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312545

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

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