



**Connells**

Coprolite Street  
Ipswich



### Property Description

Offered at a competitive price for the Neptune Marina location, this well-proportioned two double bedroom apartment presents an excellent opportunity to secure marina living with strong amenities and long-term management reassurance.

The apartment enjoys partial marina views and is ideally positioned within walking distance of Ipswich town centre, along with nearby sports and leisure facilities including a swimming pool, offering a convenient and lifestyle-focused setting.

The accommodation comprises an entrance hall, a bright open-plan living and dining area, fitted kitchen, two double bedrooms, an en-suite shower room to the principal bedroom, and a separate main bathroom with bath.

Residents benefit from secure allocated parking, an in-house concierge service, and two passenger lifts serving the building. The development is professionally managed and benefits from well-maintained communal areas and an established sinking fund.

This is a well-located marina apartment offering peace of mind, practicality, and strong value within one of Ipswich's most established waterfront developments.

balcony which offers part views of the marina.

### Kitchen

6' 8" x 11' 10" ( 2.03m x 3.61m )  
Integrated fridge freezer, dish washer and washing machine, electric oven, electric hob and extractor hood over, wall and base level units with cupboards and drawers under and matching above, tile-style 3D wallpaper splash back, tiled flooring and cupboard housing thermal heater.

### Bedroom One

12' 4" max x 14' 11" ( 3.76m max x 4.55m )  
Double glazed windows to side, built in wardrobes and under floor heating and inset spot lighting.

### Bedroom Two

11' 5" x 9' 2" ( 3.48m x 2.79m )  
Double glazed window to side, wood effect flooring, under floor heating and inset spot lighting.

### Bathroom

Low level w/c in built, wash hand basin with mixer tap, tiled flooring, mirrored wall, extractor fan, bath with mixer tap and panel splash backs, hand held attachment and heated towel rail.

### Outside

Secure undercroft parking.



### Communal Entrance

Access via communal entrance door with a communal area with lift and stairs giving access to the second floor.

### Entrance Hall

Access via entrance door, security entrance phone, storage cupboard, wood effect flooring and doors giving access to:

### Open Plan Living/ Dining Area

24' 1" x 15' 3" max ( 7.34m x 4.65m max )  
Wood effect flooring, double glazed sliding





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  
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EPC Rating: C  
 Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 200.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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