



Carr Street, Ipswich,
£70,000

GRACE ESTATE AGENTS are delighted to present this one-bedroom apartment situated on the seventh floor, this beautifully presented one-bedroom apartment offers modern living in the heart of central Ipswich, making it an ideal purchase for first-time buyers, professionals, or investors.

Finished to a contemporary specification throughout, the property features a spacious entrance hall leading to a generous open-plan kitchen/diner, providing an excellent space for both everyday living and entertaining. The well-proportioned bedroom and modern bathroom complement the apartment's stylish interior, while electric heating ensures comfort all year round.

Further benefits include an allocated parking space, a highly sought-after feature for a central location, and excellent access to a wide range of local amenities, shops, restaurants, and leisure facilities. Ipswich Train Station is just a short walk away, offering convenient rail links for commuters.

Combining a prime town centre location with modern accommodation and practical features, this fantastic apartment is ready to move straight into and is not to be missed.

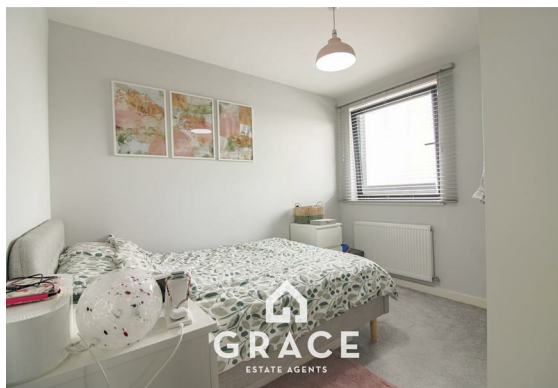
Entrance Hall

Access to the bathroom, kitchen/diner, bedroom and storage cupboard. Wood style flooring and intercom system.

Kitchen/Diner

19'0" x 12'2" (5.80 x 3.71)

Two double glazed windows, radiator, matching eye level and base units with worktops over. Integrated dishwasher, single oven and electric hob with extractor fan above. Space for washer and dryer, bowl and half sink with side drainer and mixer tap.





Bathroom

9'4" x 7'5" (2.85 x 2.27)

Heated towel rail, panelled bath with shower screen and shower on a riser rail. Low level WC, handwash basin, tiled splash back and flooring.

Bedroom

12'2" x 9'0" (3.71 x 2.75)

Double glazed window and radiator.

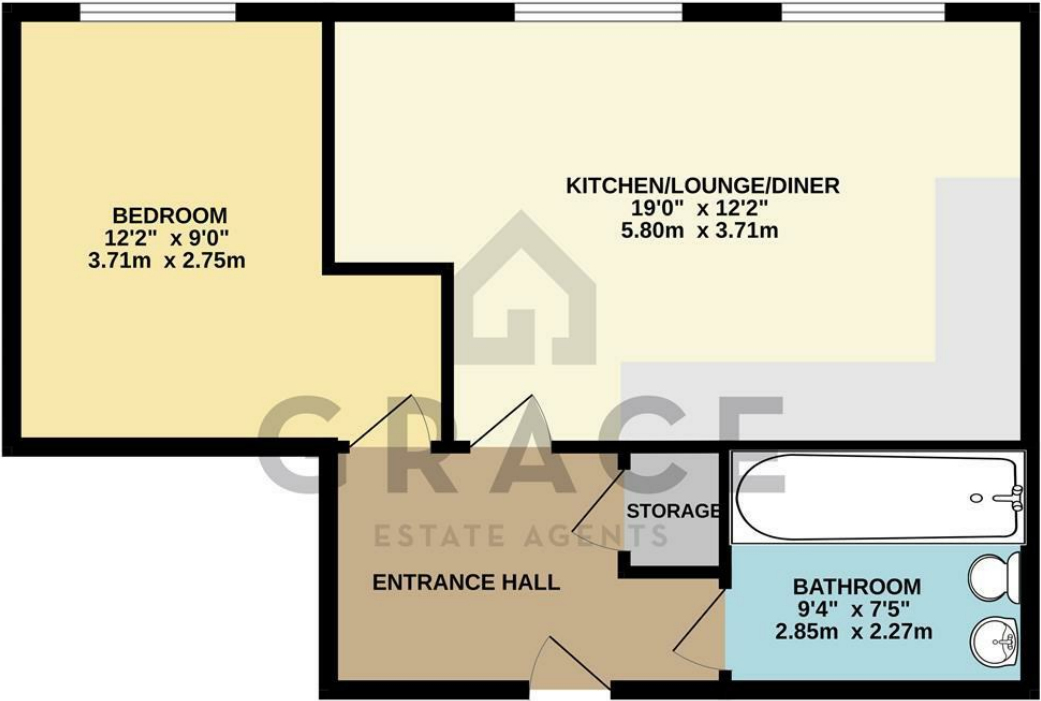
Charges and lease length

Annual ground rent - £390 per annum.

Service charge - approximately £3,000 per annum., this includes the water bill.

115 years remaining on the lease.

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

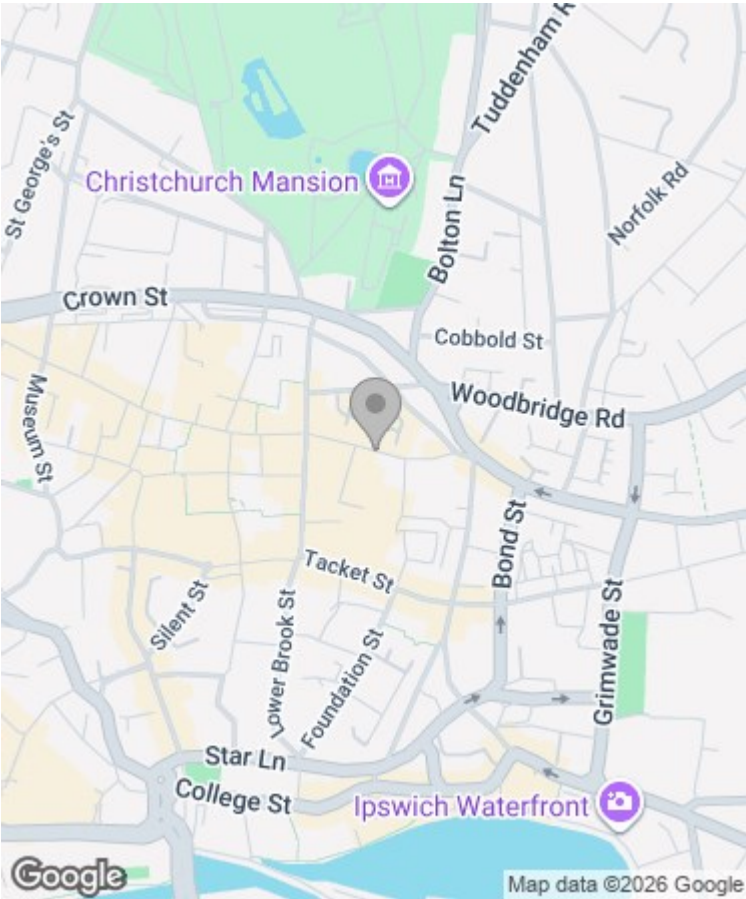


TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC