





## Property Description

A spacious first-floor apartment located in a highly convenient central Ipswich location, ideal for both residential living and investment purposes. The property offers two generous sized double bedrooms, a large living room offering plenty of room for both relaxing and entertaining, one main bathroom and a further en-suite to the master bedroom and the kitchen is well-proportioned with good storage and workspace.

The apartment benefits from a highly convenient and well-connected central location. Ipswich town centre is just a short walk away, offering a wide range of shops, supermarkets, cafés, restaurants, and leisure facilities. Ipswich Train Station is within easy reach, providing direct rail links to London Liverpool Street and other major destinations, making the property ideal for commuters and working professionals.

The popular Ipswich Waterfront is also nearby, offering attractive marina views, bars, restaurants, and entertainment venues. Local schools, healthcare services, parks, and everyday amenities are all close at hand, making this an excellent location for families as well as investors. The area continues to see strong rental demand due to its central position, transport links and access to local employment hubs.

## Communal Entrance

Accessed via communal entrance door with stairs and lift to first floor.

## Entrance Hall

Accessed via double glazed entrance door.

## Open Plan Living Area

### Living Area

Two double glazed windows, radiator and wooden floor to living area.

### Kitchen Area

A selection of wall and base level units, sink with mixer taps and drainage, built in oven with extractor hood over, tiled floor area and tiled splash backs,

### Bedroom One

Double glazed window, wooden floor and radiator.

### En-Suite

Low level w/c, tiled floor and walls, shower cubicle and pedestal wash hand basin.

### Bedroom Two

Double glazed window, radiator, wooden flooring and access to:

### Bathroom

Panel bath with shower attachment, low level w/c, tiled flooring, half tiled walls, pedestal wash hand basin.





To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
IPSWICH IP1 1QT

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH313050](https://www.connells.co.uk/Property/ICH313050)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH313050 - 0002