

52

Key Street | | Ipswich | IP4 1FU

£160,000

NICHOLAS
ESTATES

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An extremely well presented, modern and contemporary one double bedroom fifth floor apartment situated in the renowned Winerack development positioned on the Ipswich Waterfront. The accommodation comprises, communal entrance with a lift to the fifth floor, entrance hall with a generous utility/airing cupboard, bathroom, double bedroom and the open plan living/kitchen area with double doors opening on to the Juliette balcony, providing roof top views over Ipswich town centre. The property benefits an allocated parking space in the gated car park. This property is ideal for a first time buyer or investor.

- Fifth Floor Apartment
- One Double Bedroom
- Ipswich Waterfront Location
- Walking Distance To Town Centre
- Allocated Parking Space

Communal Entrance

Video phone entry system provides access to the building, with loft access to the fifth floor.

Hallway

Entry door, video phone entry system, storage cupboard, utility/airing cupboard with space for washing machine, wood effect flooring and doors to;







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Bedroom

11'0 x 10'5 (3.35m x 3.18m)

Front aspect double glazed tilt/turn window, carpet and electric panel heater.

Bathroom

Heated towel rail, low level flush w/c, floating vanity unit with hand wash basin, panelled bath with tiled surround and shower over, recessed spot lights and extractor fan.

Living Area/Kitchen

20'3 max x 13'9 - irregular shape room (6.17m max x 4.19m - irregular shape room)

Front aspect double glazed double doors leading to the Juliette balcony providing roof top views over the town centre, feature wood wall panelling, wood effect flooring, recessed spot lights, electric panel heater, wall and base mounted units, integral fridge/freezer, work surface with stainless steel sink & drainer and extractor fan.

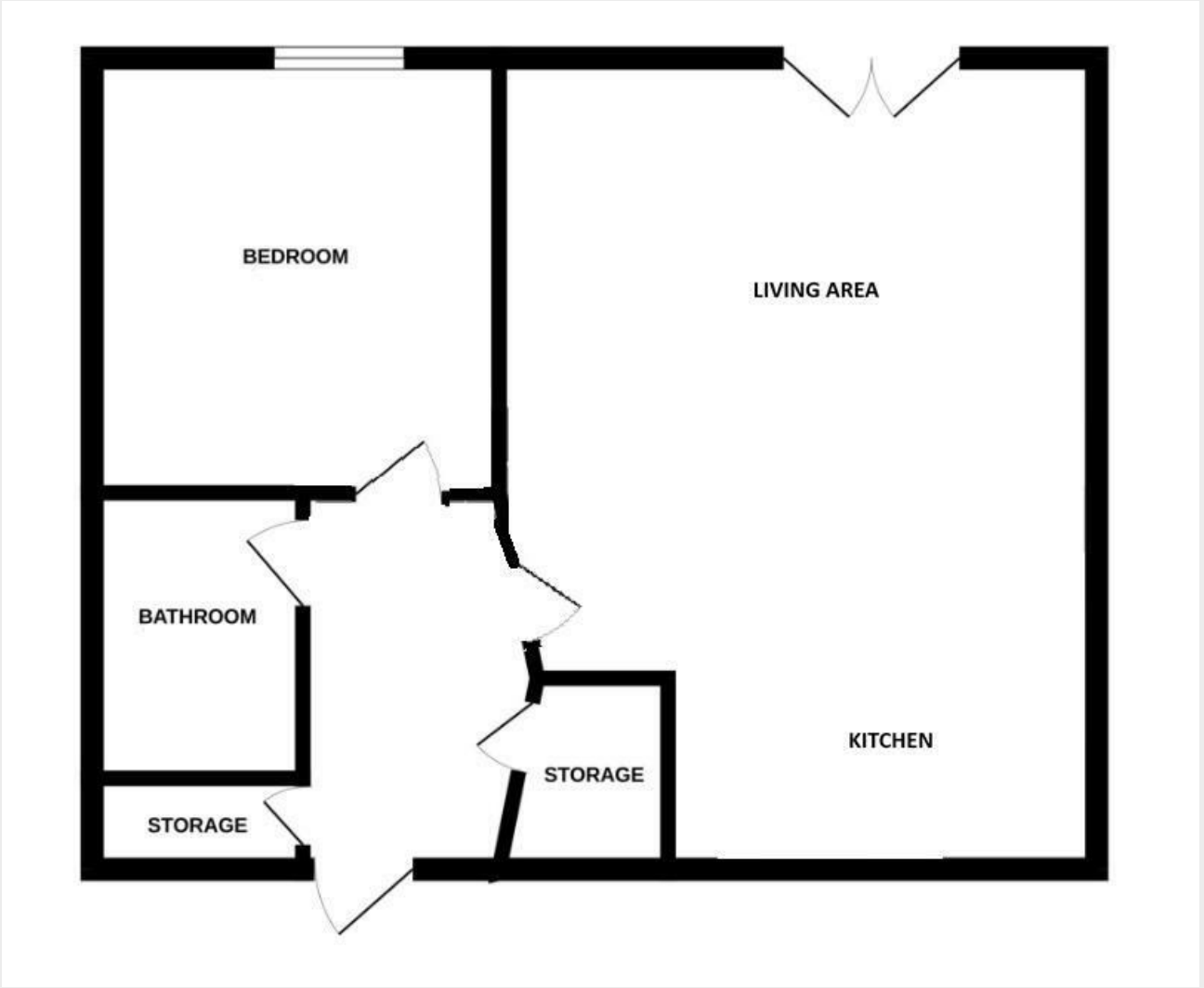
Agents Note

199 year lease - 190 year remain
Ground Rent - £160 per annum
Service Charge - £1836 per annum

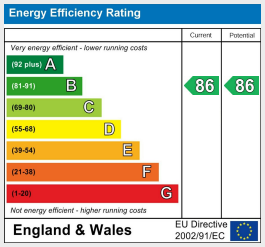








Council Tax Band **B** EPC Rating **B**



173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk