



**GRACE**

ESTATE AGENTS

Coprolite Street, Ipswich,  
£130,000

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GRACE ESTATE AGENTS are delighted to present this one-bedroom apartment on the second floor, located at Ipswich Neptune Marina. This beautifully presented one-bedroom apartment offers modern living with stunning views.

The property features a bright and spacious open-plan lounge, kitchen, and dining area. The kitchen area is finished to a high standard, complemented by a modern bathroom and the added luxury of underfloor heating.

A private balcony provides the perfect spot to relax while enjoying views overlooking the marina, while residents also benefit from access to a communal rooftop terrace.

This apartment is ideal for professionals, first-time buyers, or investors seeking a stylish home in a desirable waterside location.

### Entrance Hall

Access to the cloakroom, kitchen/diner, master bedroom and storage cupboard. Under floor heating.

### Cloakroom

6'9 x 4'8 (2.06m x 1.42m)

Low level WC, hand wash basin with mixer tap and vanity under. Tiled flooring, heated towel rail.

### Kitchen/Living Room

21'11 x 15'10 (6.68m x 4.83m)

Double glazed patio doors to balcony terrace, wood style flooring with underfloor heating.

Kitchen Area - one and a quarter bowl sink with mixer tap and side drainer. Matching eye level and base units with work tops over, integrated single oven with electric hob and extractor over. Space for fridge freezer and tiled flooring.





### Master Bedroom

18'2 x 10'9 (5.54m x 3.28m)

Double glazed window rear aspect, built in wardrobe, underfloor heating and access to the ensuite.

### Ensuite

7'3 x 6'8 (2.21m x 2.03m)

Electric heated towel rail, hand wash basin with mixer tap, low level WC, panel bath with shower on riser rail and tiled floor.

### Balcony/Terrace

8'11 x 4'1 (2.72m x 1.24m)

Stainless steel and glass railing finished with decking, views to side and out to the Marina.

### Lease Details And Annual Charges

Lease Length : 125 YEARS

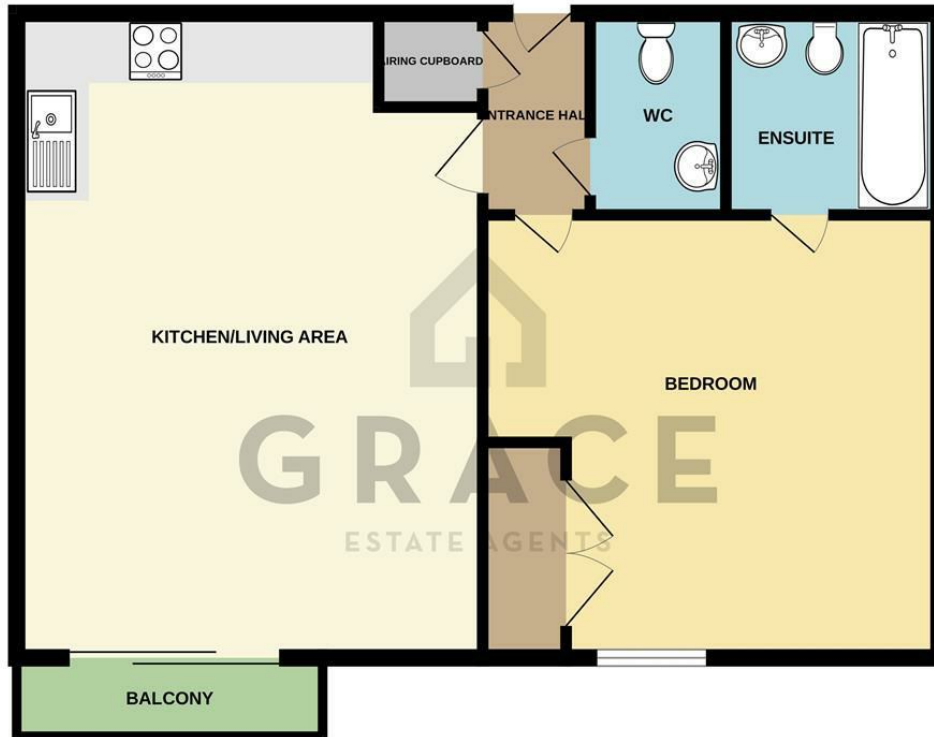
Years remaining On The Lease : 103 Years

Service charge, ground rent and water - approximately £3,200 per year.



- One Bedroom Second Floor Apartment
- Waterfront Location
- Balcony With Waterfront Views
- Open Plan Kitchen/Diner
- Ensuite To Bedroom
- Property Being Sold With Tenant In Situ
- Walking Distance To Ipswich Town Centre
- Desirable Location Of Ipswich Neptune Marina
- Underfloor Heating
- Communal Roof Top Terrace

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



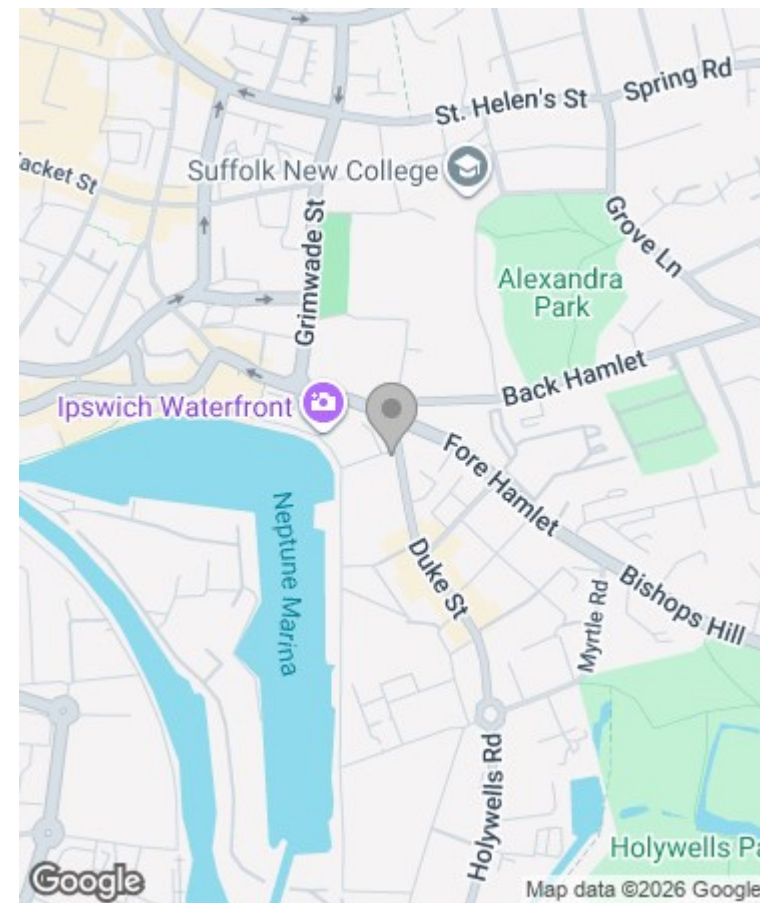
TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

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 firm's 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		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		80	82
England & Wales		EU Directive 2002/91/EC	

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