



Not for marketing purposes INTERNAL USE ONLY

Fonnereau House Fonnereau Road
Ipswich



Property Description

Situated on the edge of the town centre and moments from Christchurch Park, this top floor apartment enjoys stunning elevated views across Ipswich. The accommodation comprises two bedrooms, a lounge, kitchen and bathroom, further benefiting from gas central heating and an allocated parking space.

The historic Christchurch Park is within close proximity, offering expansive green space with rolling lawns and wooded areas, along with excellent facilities including a children's play area, tennis courts, table tennis, bowling greens and outdoor gym equipment.

The popular Greyhound Public House is also within easy walking distance. Ipswich itself boasts a thriving cultural scene, including a modern theatre and arts venues, a wide range of schooling options, traditional Suffolk pubs and a vibrant selection of independent shops.

The town benefits from a mainline railway station providing direct services to London Liverpool Street, as well as connections to Cambridge, Norwich and beyond. Ipswich's recently rejuvenated waterfront marina offers an array of restaurants, bars and cafés, adding to the town's lifestyle appeal.

Communal Entrance

Accessed via communal entrance door, stairs rising to the apartment and door out to parking area.

Entrance Hall

Accessed via entrance door, radiator, double glazed window to side, loft access, airing/storage cupboard, smooth coved ceiling and doors giving access to:

Lounge Area

Two upvc double glazed windows to the rear

giving views over Ipswich, smooth ceiling with inset spotlighting, two radiators and cream carpet.

Kitchen Area

Upvc double glazed window to rear giving far reaching views over Ipswich, built-in fridge ,built in oven with filter hood over, space and plumbing for washing machine, radiator, space for freezer, tile effect vinyl flooring, smooth ceiling with inset spotlighting, tiled splashback's, space for tumble dryer, gas boiler, single drainage sink in set in a roll edge work surface with cupboards and drawers under and matching above.

Bedroom One

Upvc double glazed window to side, radiator and smooth ceiling.

Bedroom Two

Upvc double glazed window to side, radiator and smooth ceiling with loft access

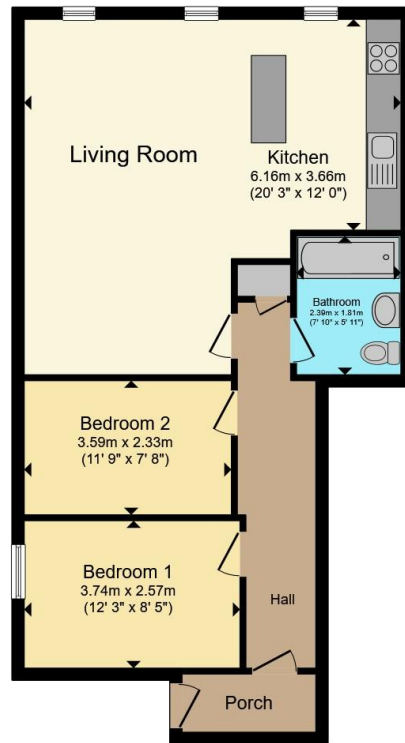
Bathroom

Shower bath with mixer tap and rainfall shower head over and shower screen, vanity wash and basin with mixer tap, part tiled walls, low-level w/c, wood effect vinyl flooring, radiator, vanity automatic mirror and extractor fan.

Outside

The property benefits from an allocated parking space and access to the high street.





Total floor area 68.5 m² (738 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: B

Service Charge:
 2040.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Apr 2008. Should you require 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH313141 - 0006