



**Connells**

Cedar House Heatherhayes  
Ipswich



## Property Description

Located on this popular housing development to the South West of Ipswich you'll find this generously sized first floor apartment. The flat comprises of two bedrooms, lounge/diner, kitchen, bathroom, communal gardens and a garage providing off-road parking. The property is conveniently located for access to local public transport links to Ipswich town centre and many amenities.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

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## Communal Entrance

Accessed via double glazed entrance door with stairs rising to the apartment.

## Entrance Hall

Accessed via double glazed entrance door, textured ceiling, double storage cupboard and doors giving access to:

## Kitchen

13' 7" x 7' 10" ( 4.14m x 2.39m )  
Upvc double glazed window to side, space for fridge freezer, space for chest freezer, pantry cupboard, single drainer stainless steel sink inset in a roll edge work surface with cupboards and drawers under and matching above, space and plumbing for washing machine, space for cooker, tiled splashback's, textured ceiling with spotlighting, tile effect vinyl flooring and airing cupboard.

## Lounge/Diner

13' 9" x 11' 10" ( 4.19m x 3.61m )  
Upvc double glazed patio doors giving access to a Juliet balcony, wood effect flooring, electric storage heater and coved and textured ceiling.

## Bedroom One

10' x 8' 10" plus door recess ( 3.05m x 2.69m plus door recess )  
Upvc double glazed window to side, electric panel, radiator and textured ceiling.

## Bedroom Two

9' 9" x 7' 9" ( 2.97m x 2.36m )  
Upvc double glazed window to front, electric storage heater, built-in wardrobe and textured ceiling.

## Bathroom

Shaped and panel bath with independent shower over and shower screen, pedestal wash hand basin, low-level w/c, part tiled walls and vinyl flooring.

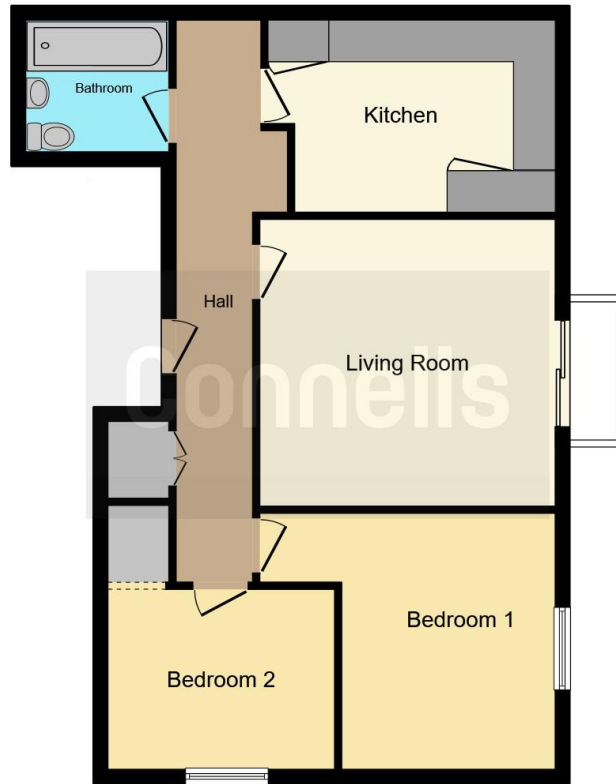
## Outside

The property benefits from access to a communal garden and drying area.

## Garage

Garage on block access via up and over door.





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.focalagent.com](http://www.focalagent.com)



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6 Princes Street  
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EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH313018](http://connells.co.uk/Property/ICH313018)**

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.



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