

Connells

Fore Hamlet
Ipswich

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Ipswich IP3 8BF

for sale offers in excess of
£100,000







Property Description

A first floor apartment which could be an exciting buy to let investment or first time purchase located in close proximity to the popular rejuvenated waterfront marina which is home to many restaurants, cafes and bars and the university of Suffolk. The property comprises of open plan living with lounge/diner, access to balcony, kitchen, one double bedroom, bathroom, lift access and allocated parking,

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.

Communal Entrance

Accessed via entrance door via communal entrance hall with further entrance door and stairs and lift giving access to:

Entrance Hall

A very spacious area that has been carpeted and currently being used as a study, pendant light, intercom system and water tank.

Lounge/Diner

Accessed via double doors, carpet, double glazed window and sliding doors to balcony aspect.

Kitchen

Matching wall and base level units with roll top work surfaces, inset stainless steel sink with half bowl and drainer with mixer tap, double glazed window to side, space for washing machine, integrated dishwasher and fridge freezer, tiled splash backs, laminate flooring and cooker.

Bedroom One

Double glazed window to front, carpet, pendant light, built-in double wardrobes with sliding mirror doors.

Bathroom

Laminate flooring, tiled around bath with mixer tap with shower over, extractor fan, low level w/c, heated towel rail and wash hand basin with mixer tap.

Balcony

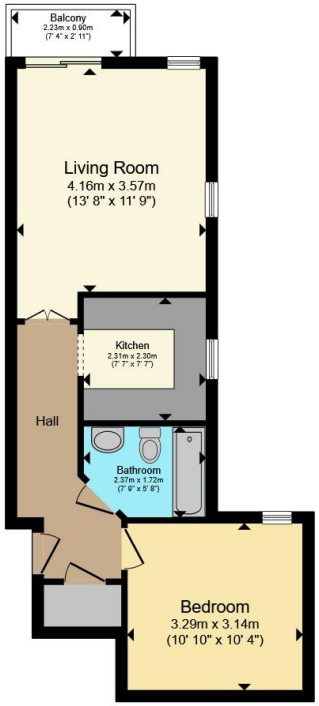
Consists of glass railing.

Outside

The property further benefits from one parking space done by number plate recognition.







Floor Plan





Total floor area 43.6 m² (469 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

Connells

To view this property please contact Connells on

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6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Council Tax Band: A

Service Charge: 2028.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312896

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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