



**Connells**

Ip Central Star Lane  
Ipswich



## Property Description

Connells are pleased to offer this two bedroom ground floor apartment situated close to the Marina, the University and the Historic Town Centre of Ipswich. The property itself comprises of a open plan kitchen, large Lounge/Diner, two double bedrooms and bathroom and also benefits from a communal garden.

The town centre has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. The property is also in walking distance to the University of Suffolk and the rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

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.

## Connells Are Pleased To Offer

Accessed via entrance door, intercom system, storage heater and storage cupboard.

## Open Plan Kitchen/Lounge/Diner

Wood effect flooring, double glazed windows, storage cupboard, storage heater. The kitchen consists of matching wall and base units, wood effect role top counter, hob and oven, stainless steel sink and drainer with mixer tap, space for washing machine andl fridge freezer and extractor fan.

## Bedroom One

Storage heater, double glazed window, built-in wardrobes and carpet.

## Bedroom Two

Double glazed window, carpet and storage heater.

## Bathroom

Tiled splashback around the bath with shower over, carpet, low level w/c, wash basin, extractor fan and heater towel rail.

## Outside

There is a communal garden.





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)

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 2137.00

Ground Rent:  
 125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH311871](http://connells.co.uk/Property/ICH311871)**

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.



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.

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