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Coprolite Street, Ipswich, Suffolk
£130,000



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Grace Estate Agents are delighted to market this beautifully modernised one-bedroom apartment in the heart of the sought-after Ipswich Waterfront.

This second floor apartment offers a bright and spacious open-plan living area, complemented by a private balcony — an ideal spot to enjoy the waterfront surroundings. The property has been thoughtfully updated throughout, including fresh redecoration and new flooring, creating a stylish, contemporary and move-in-ready home.

The well-proportioned bedroom provides a comfortable private space, while the modern bathroom is fitted with a full-size bath with shower over, wash hand basin and WC, offering both practicality and convenience.

The generous open-plan living and dining area provides plenty of space for relaxing and entertaining, with the balcony adding valuable outdoor space and enhancing the sense of openness.

Located on Ipswich Waterfront, the apartment is within easy reach of the town centre, waterfront restaurants, cafés, bars and leisure facilities, while also benefiting from excellent transport links.

An excellent opportunity for first-time buyers, professionals or investors seeking a modern one-bedroom home in a desirable waterfront setting.

Ground Rent: £2669 per annum
Service Charge: £160 per annum
Lease remaining 104 years

Entrance Hall

Spacious entrance hall with access to the main living accommodation, bedroom, bathroom and storage cupboard.



Kitchen/Lounge/Diner

21'11" x 17'5" (6.69m x 5.33m)

Generous open-plan living space incorporating a fitted kitchen, dining area and lounge, with access to the balcony.

Bedroom

11'10" x 9'10" (3.61m x 3.01m)

Well-proportioned double bedroom with fitted wardrobe/storage.

Bathroom

7'2" x 6'7" (2.20m x 2.02m)

Fitted bathroom comprising bath with shower over, WC and wash hand basin.

Balcony

Private balcony accessed from the open-plan kitchen/lounge/diner.



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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 firms 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		
England & Wales	EU Directive 2002/91/EC	

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