



Neptune Square, Ipswich,
£269,250

GRACE ESTATE AGENTS are delighted to present this two bedroom first floor apartment occupying a prime position on Ipswich's iconic marina, this well-presented two-bedroom first-floor apartment offers spacious accommodation, excellent security and beautiful scenic views across the waterfront.

The property is accessed via secure metal security gates leading to the car park, followed by a high-security Yale communal entrance door and a further personal front door, providing an excellent level of security.

Inside, the apartment features a spacious lounge/diner, enjoying plenty of natural light and direct access to the balcony, which overlooks Ipswich Marina and provides beautiful scenic waterfront views.

The accommodation comprises two bedrooms, with the master bedroom benefiting from a private en-suite, alongside a separate family bathroom. The apartment has been recently decorated throughout and features newly fitted carpets in the entrance hall and both bathrooms.

Further improvements include new electric economical WIFI controlled heaters throughout, which can be conveniently controlled via Wi-Fi, and a new water tank fitted approximately 10 years ago.

Externally, the property benefits from secure gated allocated parking, together with permit-controlled visitor parking, subject to a three-day no-return restriction.

Ideally positioned for enjoying the marina's restaurants, bars and waterfront amenities, this attractive apartment combines a secure setting with spacious accommodation and an enviable waterside location.

The property is offered for sale with no onward chain.

Entrance Hall

Electric economical WIFI controlled heater, access to the lounge/diner, bathroom, kitchen, master bedroom and bedroom two.

Lounge/Diner

22'5" x 12'11" (6.85 x 3.94)

Two electric economical WIFI controlled heaters, double glazed window to side rear aspect, double glazed patio door to rear aspect and access to the balcony.





Kitchen

12'11" x 8'5" (3.94 x 2.59)

Matching eye level and base units with work tops over. Wood style flooring and tiled splash back. Integrated single electric oven with extractor fan above, integrated fridge freezer, dishwasher and washing machine. One and a half bowl sink with side drainer and mixer tap. Space for fridge freezer and washing machine.

Bathroom

8'0" x 6'6" (2.45 x 2)

Panelled bath with shower on a riser rail, vanity unit with low level WC, hand wash basin with storage below. Electric heated towel rail and tiled splash back.



Master Bedroom

13'3" x 12'2" (4.06 x 3.71)

Double glazed window to front aspect, fitted wardrobes, electric economical WIFI controlled heater and access to the ensuite.

Ensuite

7'1" x 4'7" (2.17 x 1.40)

Walk in shower with shower on a riser rail, vanity unit with low level WC, hand wash basin with storage below. Electric economical WIFI controlled towel rail and tiled splash back.

Bedroom Two

10'5" x 8'5" (3.19 x 2.57)

Double glazed window to front aspect, electric economical WIFI controlled heater and fitted wardrobes.

Property Information

Service charge: £2,665.26 for 2026 (this can be paid annually or every six months)

Ground rent: £130 annually.

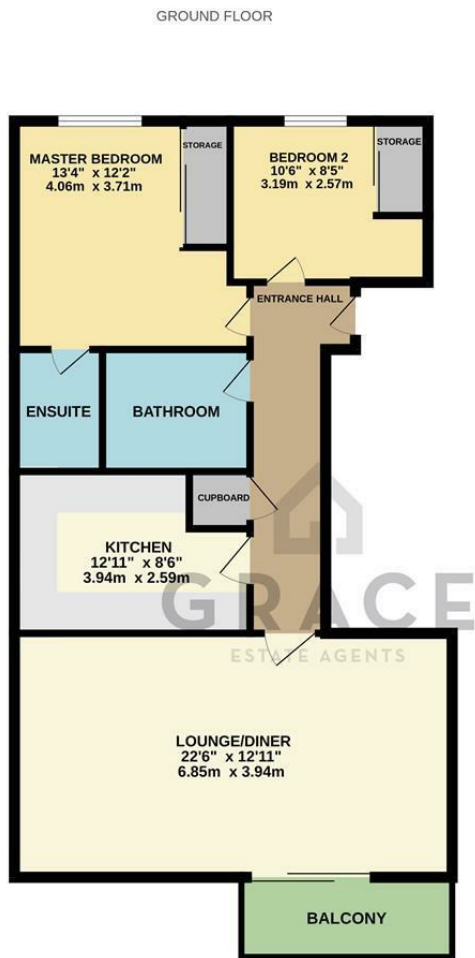
£365 - General insurance, this is paid annually.

EPC: C

Council Tax: Band D. Ipswich Borough Council.

Tenure: Leasehold (99 years remaining).





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.

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