



Coprolite Street | | Ipswich | IP3 0BL

£125,000

NICHOLAS
— ESTATES —

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An immaculate second floor one bedroom apartment in the ever popular Neptune Marina development. The property comprises double bedroom with fitted wardrobes, open plan living/kitchen area, separate bathroom, and south facing balcony with marina views. As well as under floor heating throughout. At sixth floor level is a large roof top communal terrace and garden area for your enjoyment. The block also has an on site management to the side of the building. The apartment is set in the heart of the Ipswich waterfront close to University Campus Suffolk, within walking distance of Ipswich town centre and Ipswich Station (with direct links to London Liverpool Street).

- One Bedroom Apartment
- Partial Marina Views & Balcony
- Open Plan Living/Kitchen Area
- Access To The Roof Terrace
- Walking Distance To Town Centre

Entrance Hall

Front aspect door, brush mat flooring, carpet, airing cupboard, video phone entry system, recessed spot lights and doors to;



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Lounge/Kitchen

24'9 x 14'3 (7.54m x 4.34m)

Rear aspect double glazed sliding doors to balcony, carpet with under floor heating, recessed spot lights, wall and base mounted units, integral washing machine, work surface, sink & drainer, electric hob and oven and tiled floor to kitchen area.

Bedroom

16'6 max x 10'8 (5.03m max x 3.25m)

Front aspect double glazed tilt/turn window, carpet with under floor heating, recessed spot lights and a built in wardrobe.

Shower Room

Tiled flooring, heated towel rail, under floor heating, vanity unit with wash basin & w/c, walk in shower with raindrop shower head and extractor fan.

Agents Note

Leasehold - 113 years remaining

Ground Rent - £200 per annum

Service Charge - £2771.72 per annum



Council Tax Band **B** EPC Rating **B**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	
(81-111) B	83
(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

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