

Connells

Rapier Street
IPSWICH

Rapier Street
IPSWICH IP2 8JS

for sale
£100,000







Property Description

This well presented two bedroom fourth floor apartment is conveniently located within easy walking distance of Ipswich town centre and the popular waterfront. Offered to the market with no onward chain, the property would make an ideal purchase for first-time buyers, professionals or investors alike. The property comprises of a secure communal entrance, spacious and light lounge/dining room, kitchen area, two good sized bedrooms, a three piece bathroom suite and externally the property benefits from communal gardens and a allocated parking space.

Rapier Street is conveniently situated close to Ipswich town centre and the popular waterfront area, offering a range of amenities within easy reach. Ipswich town centre provides an excellent selection of shops, cafés, restaurants and leisure facilities, while the waterfront is well known for its marina, waterside restaurants and bars.
The location is well suited to professionals and commuters, with Ipswich railway station providing services to London Liverpool Street and other destinations. The nearby road network also offers access to the A12 and A14, making this an attractive location for those seeking convenient town-centre living.

Accommodation

Communal Entrance

Secure communal entrance with stairs and lift access to all floors.

Entrance Hall

Spacious entrance hall with two storage cupboards, including an airing cupboard, and electric underfloor heating and doors leading to all rooms.

Lounge/Dining Room

Bright and airy living space with double-glazed French doors opening onto the private balcony overlooking the waterside.

Kitchen Area

Fitted with a range of wall and base units incorporating a stainless steel sink and drainer with work surfaces over. Integrated electric oven, hob and extractor hood, with plumbing for both a washing machine and dishwasher.

Bedroom One

Double bedroom with window to the rear aspect

Bedroom Two

Good-sized second bedroom with window to the front aspect.

Bathroom

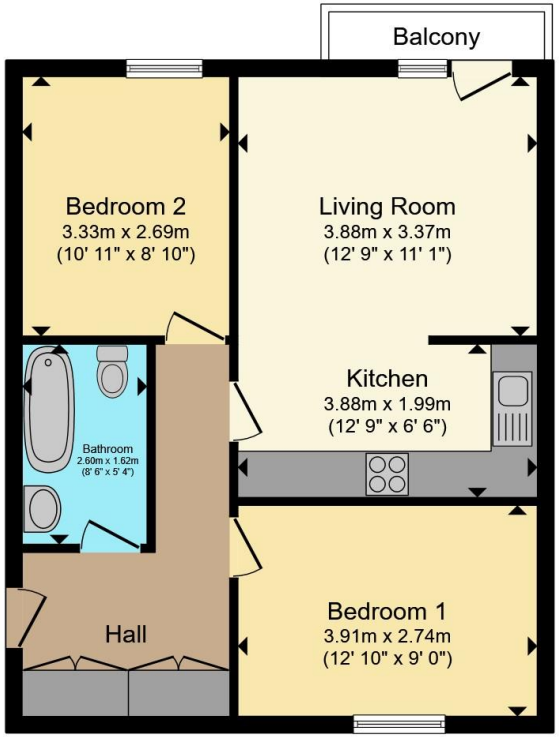
Fitted with a three-piece white suite comprising panelled bath, pedestal wash hand basin and low-level w/c, heated towel rail, shaving point and extractor fan.

Outside

The property benefits from well-maintained communal gardens and a secure allocated parking space located beneath the building.











Total floor area 55.4 m² (596 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: 3690.99

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313399

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.

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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