



Connells

Patteson Road
Ipswich



Property Description

Located on the seventh floor with scenic views over the river Orwell, Connells are pleased to offer this generously sized apartment with the accommodation comprising of two double bedrooms, en-suite to the primary, lounge/diner, kitchen, bathroom, balcony offering river views and secure allocated parking.

Ipswich Waterfront is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas. Festivals and events are held along Waterfront throughout the year. The Waterfront is also home to DanceEast, the University of Suffolk's Ipswich Campus, the Suffolk Archives' new, cutting-edge visitor centre The Hold and two river trip operators. The property is also within walking distance to the mainline station, which has direct trains to London (around one hour) and the Midlands. Ipswich, being located on the A12 and A14, means its within easy reach of London and the rest of the country, and of course the stunning Suffolk countryside and coastline.

Communal Entrance Hall

Accessed via security entrance door with a lift and stairs raising to the seventh floor.

Entrance Hall

Accessed via entrance door, double storage cupboard housing boiler, smooth coved ceiling with inset spotlighting and doors giving access to:

Lounge/Diner

16' 1" x 12' 1" (4.90m x 3.68m)
Double glazed patio door giving river views and access to the balcony, upvc double glazed window to side giving river views, electric panel radiator, smooth coved ceiling

with inset spotlighting and access to:

Kitchen

12' 1" x 6' 9" (3.68m x 2.06m)
1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above with under unit lighting, electric oven, built-in hob with stainless steel splash backs and stainless steel extractor hood over, space for fridge freezer, space and plumbing for washing machine, marble effect vinyl tile flooring and smooth ceiling with inset spotlighting.

Bedroom One

16' 4" x 10' 4" max (4.98m x 3.15m max)
Upvc double glazed tilt and turn window to side, range of built in wardrobes, smooth ceiling and door giving access to:

En-Suite

Double shower cubicle with independent shower over, low-level w/c, floating wash hand basin with mixer tap, chrome heated towel rail, vinyl flooring, smooth ceiling with inset spotlighting and extractor fan.

Bedroom Two

12' 2" x 8' 5" (3.71m x 2.57m)
Upvc double glazed tilt and turn window to side, electric panel, radiator and smooth ceiling.

Bathroom

Shaped and panelled bath with mixer tap and shower attachment, floating wash hand basin with mixer tap and enclosed w/c, smooth ceiling with the inset spotlights and extractor fan, chrome heated towel rail, part tiled walls and vinyl flooring.

Outside

The apartment benefits from a balcony offering river views and has secure parking.





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

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2617.67

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312529

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require 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.

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