



**Neptune Square, Ipswich, IP4 1QH**

**welcome to**

## **Neptune Square, Ipswich**

This spacious apartment benefits from two double bedrooms, a separate bathroom, an en suite to the master bedroom, a large lounge/diner with balcony and direct Marina views, one allocated parking space and NO ONWARD CHAIN!!

### **Agents Note:**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

### **Entrance Hall**

Carpet flooring, an airing cupboard and entry phone system.

### **Lounge/Diner**

Large, open plan room with sliding doors to the balcony, providing views to the front, double glazed window to the front, carpet flooring, two electric radiators and TV point.

### **Balcony**

A glass balustrade, direct views across the Marina and ample space for a table and chairs.

### **Kitchen**

Eye and base level units in wood with black stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer and washing machine, spotlights, tiled splashback, tiled effect flooring and double glazed window to the side.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring, one electric radiator, a triple fitted, mirrored wardrobe and a door to the en suite.

### **En Suite**

Double glazed window to the side, enclosed WC, wash hand basin, a shower with glass enclosure, part tiled walls, extractor fan, spotlights and white heated towel rail.

### **Bedroom Two**

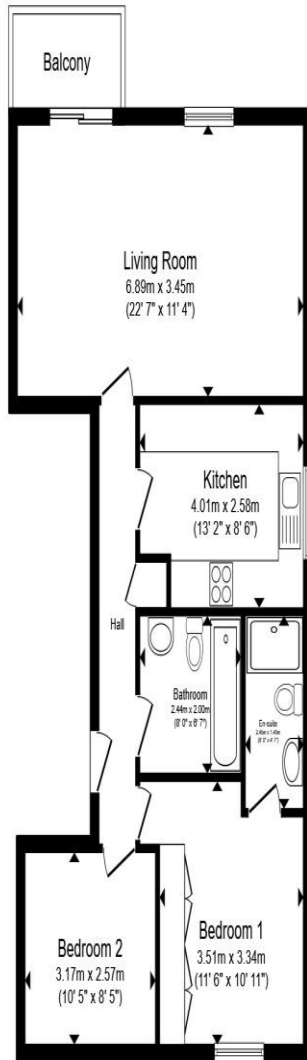
Double glazed window to the rear, carpet flooring and one electric radiator.

### **Bathroom**

Enclosed WC, wash hand basin, a bath with overhead shower and glass screen, part tiled walls, tiled effect flooring, white heated towel rail, spotlights, extractor fan and one electric radiator.

### **Parking**

One allocated parking space.



Total floor area 68.6 m<sup>2</sup> (738 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](http://www.propertybox.io)



## welcome to Neptune Square, Ipswich

- No onward chain
- Two double bedrooms
- Large lounge/diner
- Large balcony with direct Marina views
- One allocated parking space

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £220,000



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Property Ref:  
IPS121152 - 0003

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william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)