



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

45 Carr Street, Ipswich IP4 1HD

£80,000

Hamilton Smith are delighted to offer this well-presented 7th floor, one-bedroom apartment, ideally situated in the heart of the town centre and convenient access to the train station and benefiting from OFF ROAD PARKING. Beautifully presented throughout, the property features a contemporary open-plan living, kitchen, and dining area, creating a bright and welcoming space. A generous double bedroom, a spacious entrance hallway, and a stylish bathroom fitted with a bath and separate shower facilities.







Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

703 Focus Apartments, 45 Carr Street, Ipswich, IP4 1HD

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Hamilton Smith are delighted to offer for sale this beautifully presented 7th floor, one-bedroom apartment, ideally located in the heart of the town centre. With lift access, secure allocated parking, and the train station just a short walk away, this superb apartment is perfectly suited to first-time buyers, investors, or those seeking a convenient, low-maintenance home.

The accommodation is finished to a modern standard throughout and features a bright and spacious open-plan lounge, kitchen, and dining area, providing an ideal space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of units and benefits from integrated appliances, including a fridge/freezer, washing machine, and oven.

The generous double bedroom offers comfortable accommodation, while the spacious entrance hallway provides useful storage potential. Completing the property is a stylish bathroom, fitted with a modern white suite comprising a bath and separate shower facilities.

Further benefits include lift access to all floors, a secure allocated parking space, and the significant advantage of being offered with no onward chain, allowing for a smooth and straightforward purchase.

Early viewing is highly recommended to fully appreciate the accommodation and excellent central location on offer.

Communal door to

ENTRANCE LOBBY:

Letter boxes, stairs and lift

7TH FLOOR:

Front door to

LARGE ENTRANCE HALL:

Airing cupboard with electric water heater, doors to rooms

OPEN PLAN LIVING SPACE: 20 x 12'3 (6.10m x 3.73m)

KITCHEN: Beautiful kitchen with wall and base units, work tops, integrated oven, ceramic hob with extractor hood over, sink and drainer, integrated fridge and freezer, space for appliances. Inset ceiling spot lighting opens through to living space.

LIVING SPACE:

Double glazed windows,

BEDROOM ONE: 10'5 x 8'6 (3.18m x 2.59m)

Double glazed window and radiator.

BATHROOM:

Bath with mixer taps with shower attachment, glass screen, tiled walls, heated towel rail, W.C., wash hand-basin, tiled floor, fitted mirror, inset ceiling spot lighting and extractor fan.

USEFUL INFORMATION LEASEHOLD:

The vendors have informed us that the council tax band is A and the properties water usage is included in the service charge. Ground rent £390 pa - Service charge £2,880 pa -
125 year lease from 2016 with 115 years remaining















