



Connells

Byford Walk
Ipswich



Property Description

Connells are pleased to offer this modern third-floor apartment with stunning rooftop far reaching views and located within a walkable distance to the town centre. The spacious accommodation comprises of two double bedrooms, open plan living area, bathroom suite, allocated parking.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Communal Entrance Door

Accessed via the middle entrance door, with stairs rising to the third floor.

Entrance Hall

Accessed via entrance door, security entrance phone, storage cupboard, radiator, smooth ceiling and doors giving access to:

Open Plan Living Accommodation

Living Room

Two upvc double glazed windows to front with far reaching views, two radiators, television point and smooth ceiling.

Kitchen Area

Upvc double glazed window to front giving views over the town, space and plumbing for washing machine, sink and drainer with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, smooth ceiling, cupboard housing wall

mounted boiler, built-in oven, built-in hob with stainless steel splash backs and stainless steel extractor hood over, space for fridge freezer and vinyl flooring.

Bedroom One

Two upvc double glazed window to rear, radiator, smooth ceiling and television point.

Bedroom Two

Double glazed window to front, radiator and smooth ceiling.

Bathroom

Shaped and panel bath with mixer tap and shower attachment, low-level w/c, pedestal wash hand basin with mixer tap, part tiled walls, shaver point, smooth ceiling with extractor fan, radiator and wood effect vinyl flooring.

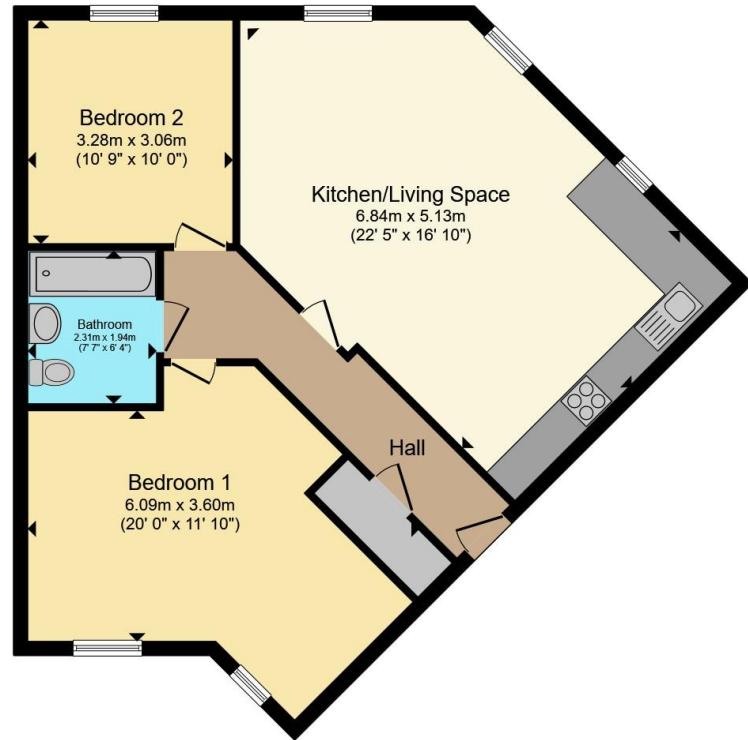
Outside

There is a communal garden area with allocated parking and bin store.

Agents Note

The property is being sold with Tenants in Situ





Total floor area 78.1 m² (841 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

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

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C
 Council Tax
 Band: A

Service Charge:
 1166.76

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312623

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2011. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ICH312623 - 0006