







### Property Description

Located adjacent to the marina, an internal viewing is highly recommended on this well presented two double bedroom second floor apartment. The property comprises of a natural light filled open plan living area which is a great space for entertaining, kitchen, two double bedrooms, bedroom one with fitted wardrobes, bathroom and the outside of the property has a secure allocated parking space. The apartment also has the added bonus of being offered with no onward chain.

Guide price £130,000-£140,000

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 and stairs rising to the second floor:

### Entrance Hall

Accessed via entrance door, walk in storage/airing cupboard, electric panel, radiator, smooth ceiling with inset spotlighting, newly laid carpet and doors giving access to:

### Open Plan Living Area

21' x 12' 3" ( 6.40m x 3.73m )

### Lounge Area

Upvc double glazed apex window to front, newly laid carpet, smooth coved ceiling and electric panel radiator.

### Kitchen

Upvc double glazed window to side, built-in oven, built-in hob with stainless steel splashback and stainless steel extractor hood over space for fridge freezer, circle bowl and drainer sink inset with mixer tap inset in a worktop with cupboards and drawers under and matching above, tiled splashbacks and electric panel radiator.

### Bedroom One

15' x 10' 7" ( 4.57m x 3.23m )

Upvc double glazed patio door giving access to a Juliet balcony, newly laid carpet, electric panel radiator, built-in double wardrobe, television point and smooth ceiling.

### Bedroom Two

11' 9" x 10' 7" ( 3.58m x 3.23m )

Upvc double glazed window to front, radiator, newly laid carpet and smooth ceiling.

### Bathroom

Shaped and panel bath with mixer tap and independent shower over, enclosed w/c, wash hand basin with mixer tap, heated towel rail, tile effect vinyl flooring, smooth ceiling with inset spotlighting and extractor fan.

### Outside

The property benefits from a secure allocated parking space.





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](http://www.focalagent.com)

To view this property please contact Connells on

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6 Princes Street  
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EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1800.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH311991](http://connells.co.uk/Property/ICH311991)**

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.



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Property Ref: ICH311991 - 0009

