



**Connells**

Alnesbourn Crescent  
Ipswich



## Property Description

A fantastic opportunity to purchase this stylish two bedroom first floor apartment in the highly sought after Ravenswood Development, being sold with the additional benefit of no onward chain. Located to the East side of Ipswich, this well presented apartment offers modern open plan living, two generous bedrooms, two Juliet balconies, and the added convenience of allocated and visitor parking - making it an ideal first-time purchase or investment opportunity.

Ravenswood is ideally situated for a range of local amenities, eateries and school catchments and has easy access to the A14/A12 but also is just a short distance from Ipswich town centre via one of the many fantastic transport links to the area. Ipswich is the County Town of Suffolk and 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 has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Communal Hallway

Accessed via double glazed door with stairs rising to:

## Entrance Hall

Accessed via solid fire door opening onto hallway, pendant light, storage heater, carpet, intercom system, storage cupboard and separate storage cupboard housing new water system.

## Lounge/Diner

Pendant light, storage heater, carpet, double glazed windows and french doors to Juliet balcony.

## Kitchen

Matching wall and base level units, roll top work surfaces with inset stainless steel sink, drainer and mixture tap, tiled splash backs, oven with built in hob, extractor fan, wood effect flooring, space for washing machine, fridge freezer, pendant light and double glazed window.

## Bedroom One

Double glazed French doors to Juliet balcony, built in sliding double wardrobes, carpet and storage heater.

## Bedroom Two

Double glazed window to front, carpet, pendant light and storage heater.

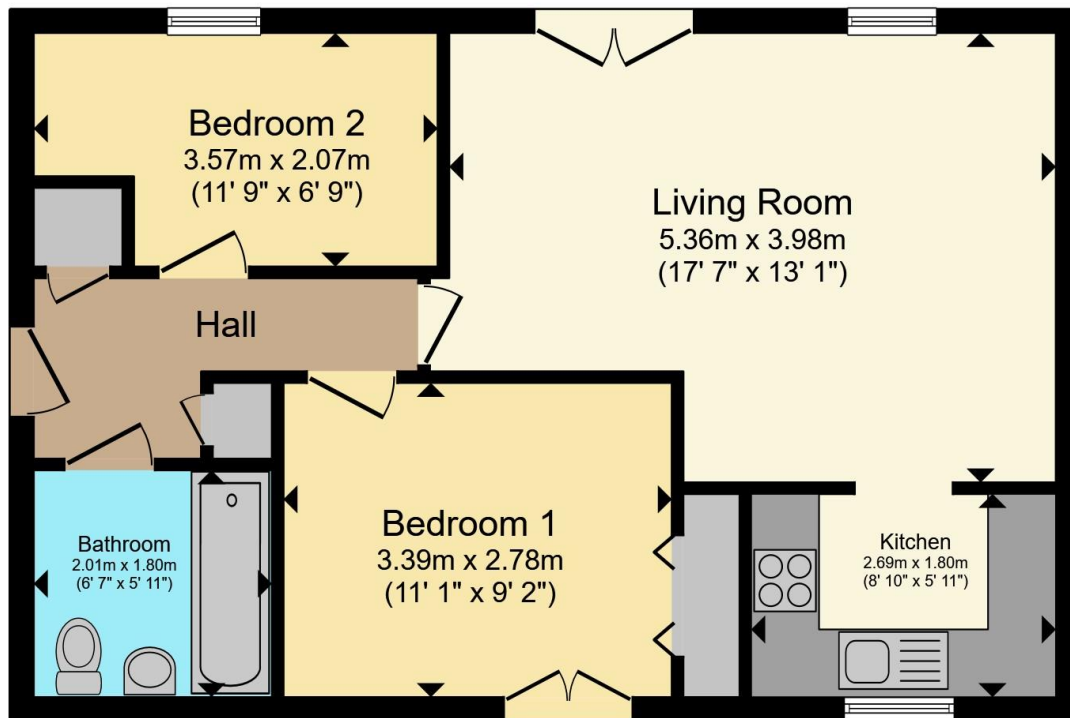
## Bathroom

Bath with shower and mixer tap tiled around, double glazed window, wash hand basin with hot and cold tap, laminate flooring, low level w/c, heated towel rail and half tiled wall.

## Outside

The property benefits from one allocated parking space and additional visitor spaces.





Total floor area 53.1 m<sup>2</sup> (571 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)



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: A

Service Charge:  
 1884.00

Ground Rent:  
 150.00

Tenure: Leasehold

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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.



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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