



**Anchor Street, Ipswich, IP3 0BP**



**welcome to**

**Anchor Street, Ipswich**

This light filled, ground floor apartment benefits from two double bedrooms, an en suite, a seperate bathroom, a balcony with direct Marina views and one, secure, gated parking space.



### Entrance Hall

11' 8" x 8' 6" ( 3.56m x 2.59m )

Carpet flooring, an entry phone system, a double airing cupboard and one electric radiator.

### Lounge

13' 8" x 12' 2" ( 4.17m x 3.71m )

Spacious lounge with double glazed window to the front, sliding doors to the private balcony, carpet flooring, one electric radiator, TV point and spot lights.

### Balcony

A glass balustrade, a paved seating area and direct Marina views.

### Kitchen

12' 5" x 6' 2" ( 3.78m x 1.88m )

Eye and base level units in wood with 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, spot lights and space for a washing machine and fridge/freezer.

### Master Bedroom

16' 7" x 11' 4" max ( 5.05m x 3.45m max )

Double glazed window to the front, carpet flooring, one electric radiator and a double fitted, mirrored wardrobe.

### En Suite

6' 9" x 5' 4" ( 2.06m x 1.63m )

A shower with glass enclosure, enclosed WC, wash hand basin, part tiled walls, chrome heated towel rail, extractor fan and spot lights.

### Bedroom Two

11' 5" x 8' 3" ( 3.48m x 2.51m )

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

### Bathroom

7' 2" x 7' ( 2.18m x 2.13m )

Enclosed WC, wash hand basin with tiled splashback and granite surface, a bath with overhead shower, chrome heated towel rail, part tiled walls, extractor fan and spot lights.

### Parking

One, secure, gated parking space.



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## Anchor Street, Ipswich

- Two double bedrooms
- En suite to master & seperate bathroom
- Spacious lounge
- Balcony with direct Marina views
- One, secure, gated parking space

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2923.80

Ground Rent: 200.00

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.

offers in excess of

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120691 - 0004

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