



Connells

Provan Court
Ipswich



Property Description

Situated on the popular Fox Grove Garden Development to the East of Ipswich Connells are pleased to offer this modern two double bedroom apartment. The third floor home comprises of an open plan living with a lounge and kitchen area, two bedrooms, the master bedroom has a en-suite, bathroom and there is also allocated parking.

The property is within easy reach of Ipswich hospital, has many local bus routes into Ipswich town centre, a range of restaurants and local shops in close walking proximity, is in the catchments area for primary and secondary schools and offers local walks in Greenland areas.

Close by 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.

Entrance Hall

Accessed via double glazed entrance door, electric panel heater, airing cupboard and doors giving access to:

Open Plan Living

Lounge Area

Double glazed French doors to Juliet balcony and panel heater.

Kitchen Area

Double glazed window to front, wall and base level units, electric oven, hob and extractor over, stainless steel sink, plumbing for washing machine and spotlights to ceiling.

Bedroom One

Double window to rear and panel heater

En-Suite

Comprises of a shower cubicle, low-level w/c, vanity wash hand basin and chrome towel rail.

Bedroom Two

Double glazed window to rear and panel heater.

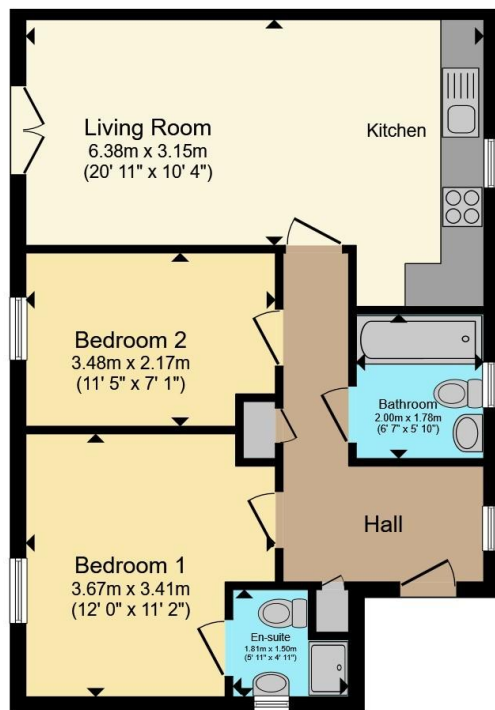
Bathroom

Double glazed window to front, bath, low level w/c, vanity wash hand basin and chrome towel rail.

Outside

The property has one allocated parking space.





Floor Plan

Total floor area 57.2 m² (616 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



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: B

Service Charge:
 1400.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312855

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. 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: ICH312855 - 0008