



Connells

Penthouse 604 Anchor Street
Ipswich

Penthouse 604 Anchor Street Ipswich IP3 0BU

for sale
£175,000



Property Description

Occupying a prime position within one of Ipswich Waterfront's most sought-after developments, this impressive penthouse apartment offers modern waterside living with breathtaking views across the River Orwell. The accommodation has been thoughtfully designed to maximize both space and natural light, comprising a generous open-plan living, dining, and kitchen area that creates an ideal environment for both everyday living and entertaining. Large windows and direct access to a private balcony allow residents to fully appreciate the spectacular river views and waterfront setting. The property features two spacious double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room and there is a further stylish family bathroom. Further benefits include secure underground allocated parking, lift access, double glazing, and a well-maintained communal environment.

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 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

Communal entrance door Into communal hall with stairs and lifts to all floors

Entrance Hall

Accessed via entrance door with Electric panel heater, Airing cupboard and doors off:

Lounge

Double glazed patio doors and windows to front leading to Glass balcony, Electric fire panel heater and spotlights to ceiling.

Kitchen

Selection of wall and base at all units with integrated fridge freezer washing machine and dishwasher, electric oven with hob and extractor over, wine rack, stainless steel one and a half bowl sink and drainer unit and spotlights to ceiling.

Bedroom One

Accessed via long hallway with built-in mirrored wardrobes and double glazed tilt and turn windows giving access to Juliet balcony.

Ensuite To Master

With low-level w/c, wash hand basin, shower cubicle and spotlights to ceiling.

Bedroom Two

Two double glazed window to rear and electric panel heater.

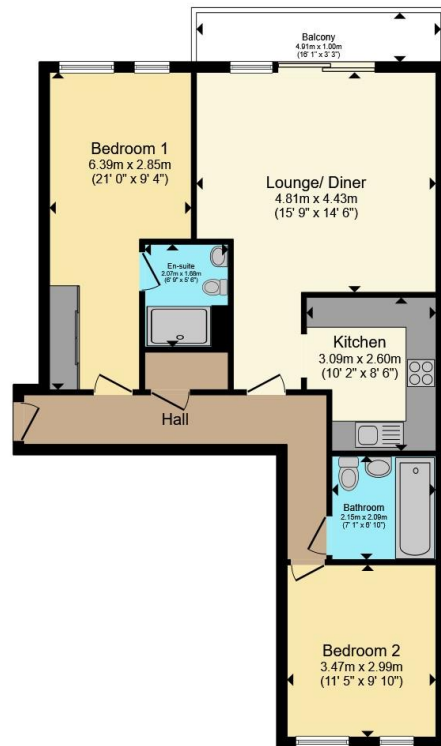
Bathroom

Comprising of a close coupled low-level w/c, wash hand basin, panel bath and spotlights to ceiling.

Outside

The property comes with secure underground parking for one car.





Total floor area 76.2 m² (821 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

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6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: D

Service Charge:
 2744.20

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313093

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.



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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