



Connells

Coytes Gardens
Ipswich



Property Description

Connells are pleased to bring to market this spacious and versatile two/three-bedroom apartment offering an exceptional opportunity for buyers seeking a central Ipswich location with excellent commuter links.

Built in 2005, the property comprises of well-proportioned accommodation throughout, including a spacious and light lounge, a well appointed kitchen, a generous principal bedroom with en-suite shower room and a second double bedroom. There is also a versatile third bedroom/study, ideal for home working and a recently renovated shower room. Further benefits include gas central heating, secure entry via key fob and allocated undercroft parking.

Offered with the added advantage of a share of the freehold and no onward chain, this is a fantastic opportunity for professionals, downsizers, first-time buyers and investors alike.

One of the apartment's standout features is its enviable location. Positioned within easy walking distance of Ipswich town centre and Ipswich railway station, the property is perfectly suited to commuters, with direct rail services to London Liverpool Street and excellent access to the A12 and A14. Residents can also enjoy a wealth of nearby restaurants, cafés, bars, shops, and the vibrant Waterfront.

Entrance

Communal entrance hall with secure intercom entry system linked directly to mobile phone .

Hallway

A welcoming entrance hall featuring a skylight that floods the space with natural light. Useful utility cupboard and space for a washing machine, along with a cupboard housing the consumer unit and regularly serviced boiler.

Lounge

A bright and stylish living space with attractive wood-effect flooring, contemporary column radiator and impressive floor-to-ceiling double-glazed windows to the front aspect. External sliding wooden shutters provide privacy and shade when required, while an electric fireplace creates a cosy focal point.

Kitchen

Well-appointed shaker-style kitchen fitted with a range of cream wall and base units complemented by granite work surfaces and tiled splashbacks. Features include a one-and-a-half bowl stainless steel sink with drainer, integrated dishwasher and fridge/freezer, built-in electric oven, gas hob with extractor hood over, plus a practical breakfast bar ideal for casual dining and entertaining.

Bedroom One

Generous principal bedroom with two double-glazed windows overlooking the rear aspect, wood-effect flooring, fitted mirrored wardrobes and drawers, vertical radiator, and access to the en suite shower room.

En Suite

Recently updated and stylishly finished with tiled walls and flooring, wash hand basin with mixer tap, low-level w/c, heated towel rail, extractor fan and illuminated LED mirror.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed rear window, wood-effect flooring, fitted mirrored wardrobes, vertical radiator and decorative wall lighting.

Bedroom Three / Study

A versatile room ideal as a third bedroom, home office or hobby room, with wood-effect flooring and double-glazed doors and windows opening onto a Juliet balcony.

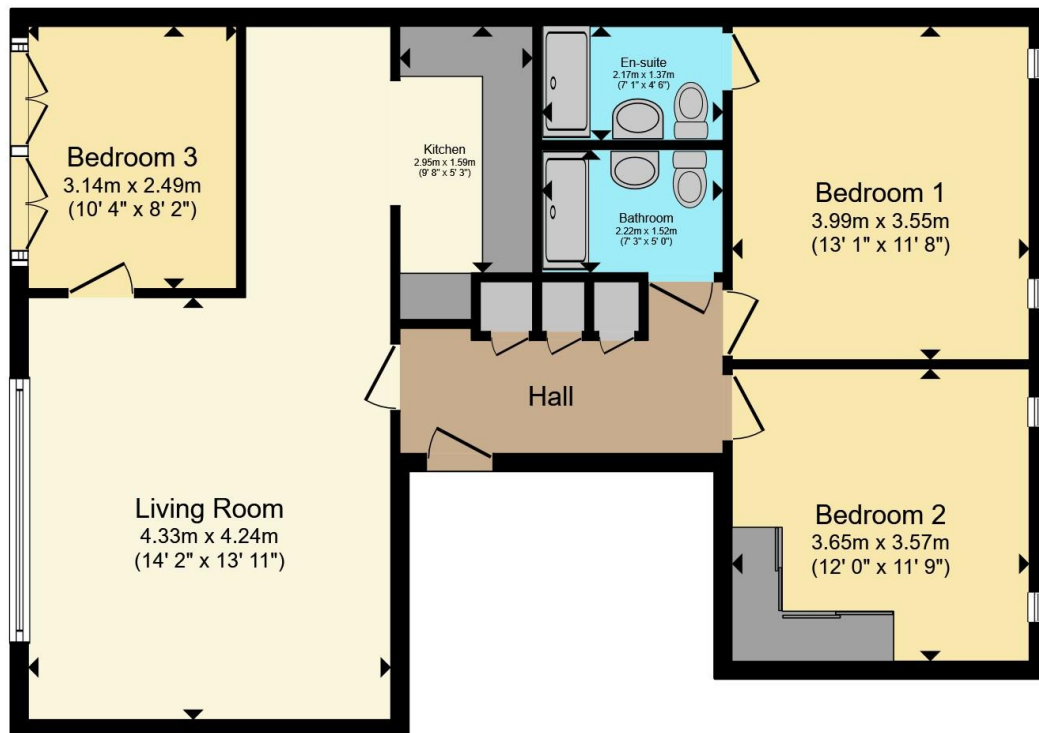
Shower Room

Recently updated and stylishly appointed shower room featuring a walk-in shower with tiled walls and flooring, low-level w/c, wash hand basin with mixer tap, heated towel rail, and extractor fan.

Secure Allocated Parking

Benefiting from a secure allocated parking space located behind a remote-controlled roller door, together with a useful private storage cupboard.





Total floor area 83.6 m² (900 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

Connells



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: Ask
 Agent

Ground Rent:
 60.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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