



| Coprolite Street | | Ipswich | IP3 0BN

£110,000

NICHOLAS
— ESTATES —

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A one bedroom apartment within the popular Neptune Marina development. Located on the 4th floor the property comprises; Open Plan Living Room/Kitchen with Balcony access, Bedroom, Bathroom. Current rent £855pcm(inc water).

- No Onward Chain
- Underfloor Heating Throughout
- Investment Opportunity or First Time Buyers
- Communal Roof Garden
- Walking Distance To Town Centre

Entrance Hall

Communal entrance into the building via secure Fob. The "main entrance" is where the letterbox's and management company are located. Lift and Stairs to all floors, once on the 4th floor, the property entrance comprises of laminate flooring, doors leading to;

Living Room

22'4 max x 13'08 max (6.81m max x 4.17m max)

Laminate Flooring, Rear aspect double glazed sliding door onto Balcony offering views back across East Ipswich, Thermostat controlled underfloor heating. Open Plan into;



One bedroom
apartment within the
popular Neptune
Marina development.
Current rent
£855pcm.



Kitchen

Base level units with cupboards and draws, eye level cupboard with Extractor, Integrated Hob/Oven, and undercounter Fridge/Freezer, space for washing machine. Tiled Floor.

Bedroom

16'2 x 11'08 (4.93m x 3.56m)

Laminate flooring, rear aspect tilt/swing hinge window, built in wardrobe, underfloor heating, as well as additional wall heater.

Bathroom

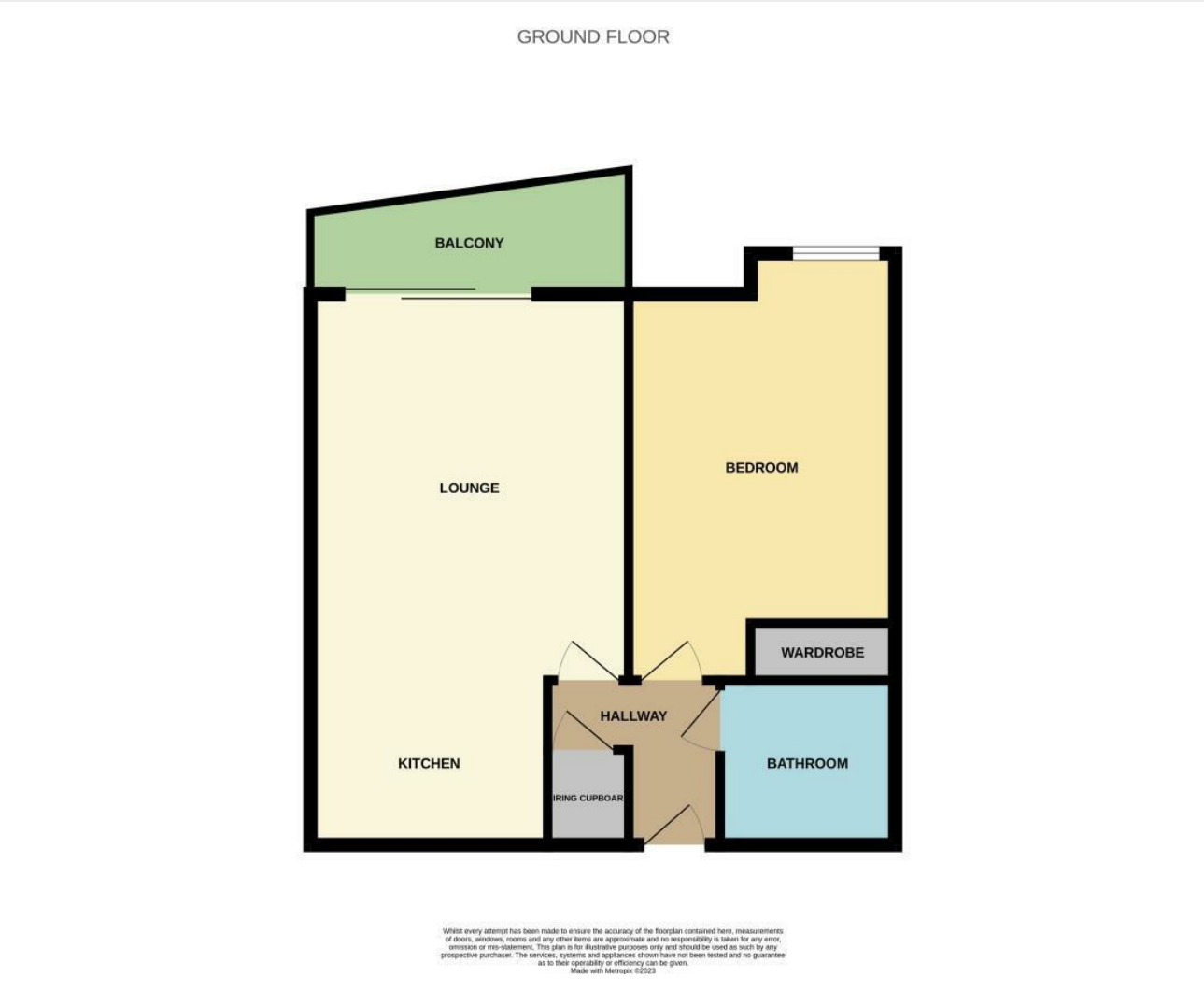
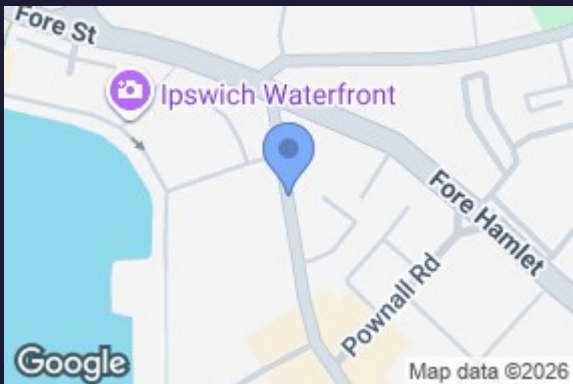
3 piece suite comprising W/C, Wash basin (With storage underneath), Panel bath with Mixer shower above. Tiled Floor, Heated Towel Rail

Agents Note

Please be advised that the Leasehold Charges displayed are accurate at the time of initial marketing, based on information provided by the seller, and are subject to fluctuate. Please make further enquiries to ensure you are satisfied before making any financial commitments.

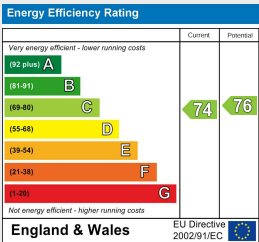
Neptune Marina

Neptune Marina is one of the most popular buildings on the Ipswich waterfront, being very well looked after both internally and externally, benefitting from an on site management, a communal roof garden on the 6th floor. Walking distance to various cafe's, bars and restaurant, mini-supermarket, and parks.



Council Tax Band **B**

EPC Rating **C**



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