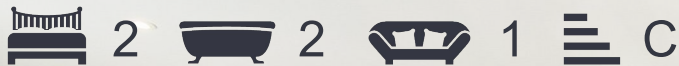




Foundation Street, Ipswich, £140,000



GRACE ESTATE AGENTS are delighted to present this two-bedroom penthouse apartment located in the heart of Ipswich town centre, this impressive two-bedroom penthouse apartment offers spacious and contemporary living with the added benefit of a private roof terrace.

The property features a generous kitchen/diner, ideal for both everyday living and entertaining, alongside a bright and well-proportioned living space. The master bedroom benefits from a modern ensuite, while the second bedroom provides flexible accommodation for guests, a home office, or additional family space.

Further enhancements include newly fitted double glazed windows throughout, ensuring improved energy efficiency and comfort.

Externally, the standout feature is the private roof terrace, offering an excellent space to relax or entertain while enjoying elevated views.

The property also benefits from a long lease with approximately 116 years remaining, making it an attractive option for both homeowners and investors alike.

Located within easy reach of local amenities, shops, restaurants, and transport links, this penthouse presents a fantastic opportunity to enjoy convenient town centre living.

- Two Bedroom Penthouse Apartment
- Complete Onward Chain
- Private Roof Terrace
- Ipswich Town Centre Location
- Newly Fitted Double Glazed Windows Throughout
- Spacious, Open Plan Kitchen/Lounge/Diner
- Ensuite And Separate Bathroom

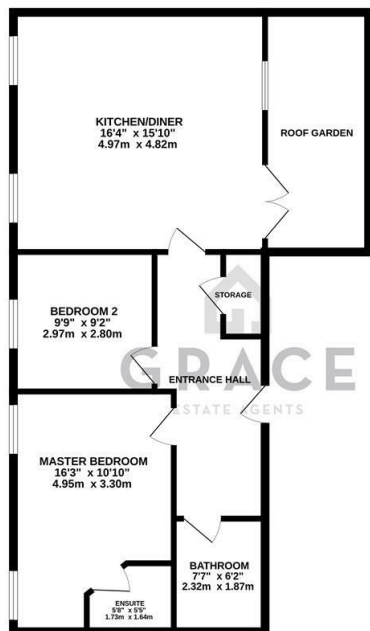
Offers in excess of £140,000

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.



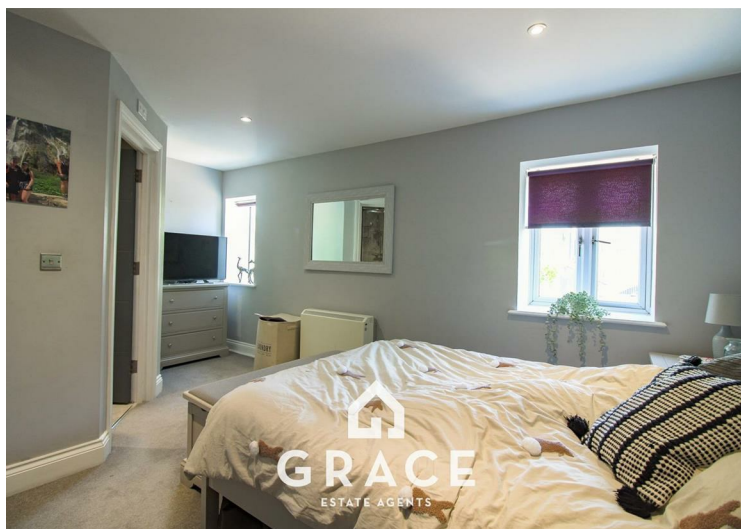
GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 2020



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.