

# KEYSTONE



Dunlop Road, Ipswich, IP2 0UJ

Offers In Excess Of £80,000

2nd Floor Apartment  
Open Plan Living  
Shower Room  
Popular Location

One Bedroom  
Kitchen  
Parking  
Communal Gym

# Dunlop Road, Ipswich IP2 0UJ

Welcome to this charming second-floor apartment located in the Spectrum building. This modern residence offers a delightful living space, perfect for individuals or couples seeking comfort and convenience in a popular area.

Upon entering, you will find a well-designed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The apartment features a contemporary kitchen, and ample storage. The stylish shower room is equally modern, offering a refreshing space to unwind after a long day.

The bedroom is a peaceful retreat, providing a comfortable space for rest. With its thoughtful layout and modern finishes, this apartment is both functional and aesthetically pleasing.

Situated in a sought-after location, this property benefits from easy access to local amenities, including shops, restaurants, and parks, ensuring that everything you need is within reach. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to enjoy modern living in a thriving community.



Entrance door  
Leading to hallway.

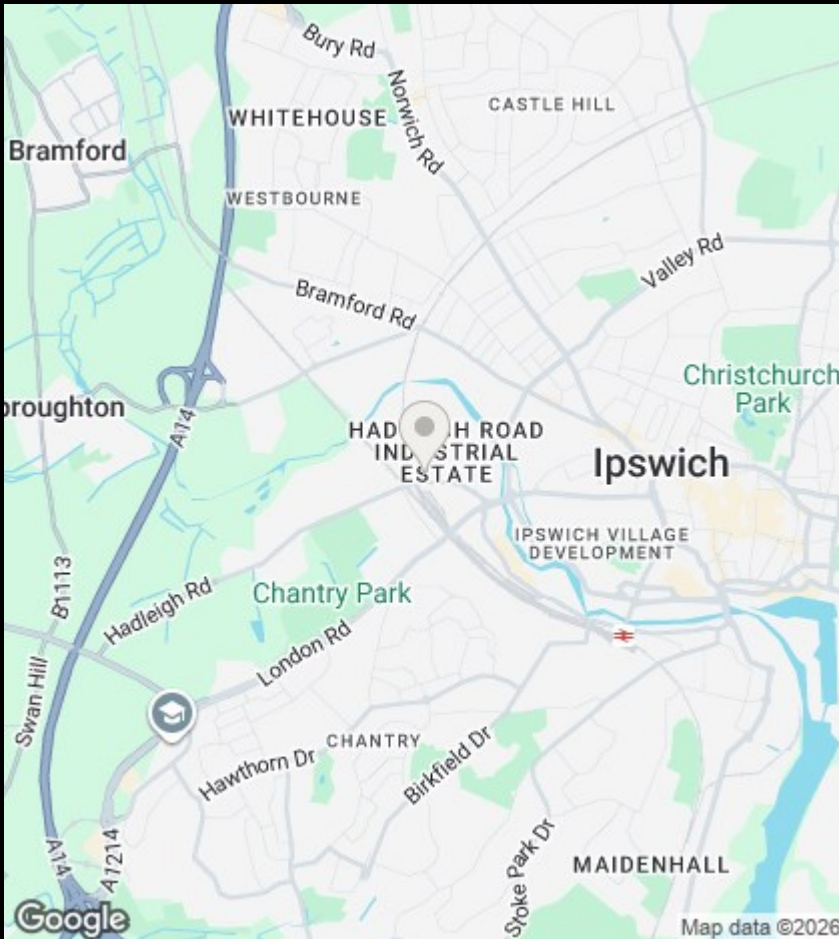
Lounge  
20'2 9'9  
With window to front and electric heater.

Kitchen  
Fitted with a range of base units and drawers  
and matching wall mounted cabinets, sink and  
drainer unit, built in oven, hob with extractor  
over, space for fridge freezer, built in cupboard  
with space and plumbing for washing machine.

Bedroom  
11'4 x 7'5  
Window to front and electric heater.

Shower Room  
Fitted with double shower, w/c, pedestal wash  
basin, tiled splash backs and heated towel rail.

Outside  
The property benefits from a communal gym  
and allocated parking space.



## Viewings

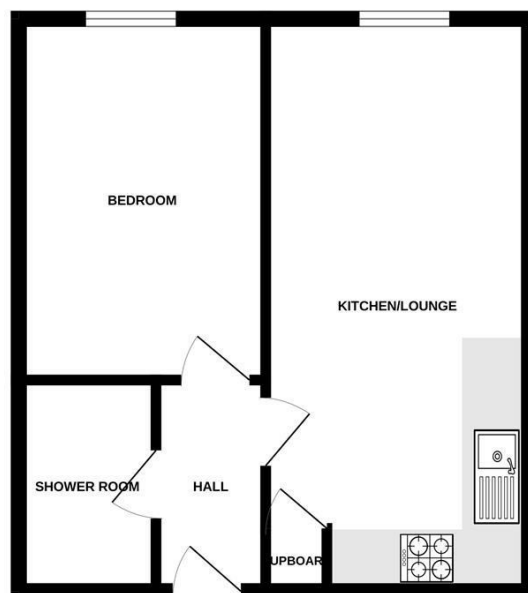
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### GROUND FLOOR



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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any 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 MyHouse 2020