



The Cambria, Regatta Quay, Ipswich, IP4 1FF

welcome to

The Cambria, Regatta Quay, Ipswich

A beautifully presented, one bedroom first floor apartment, ideally positioned close to the Waterfront, Town centre and Train Station. The property offers a high specification interior, an impressive open plan kitchen/living space, allocated parking and NO ONWARD CHAIN!!

Entrance Hall

Wood effect flooring and an airing/storage cupboard.

Utility Room

A separate utility room with a range of white base level units with wood effect worktop surfaces, wood effect flooring, a stainless steel sink with chrome mixer tap, space and plumbing for a dishwasher, washer dryer (to stay), extractor fan and spotlights.

Shower Room

Stylish, high-specification bathroom with marble effect tiled flooring, partial wall tiling, low level WC, vanity wash basin with chrome mixer tap, a shower enclosure with sliding door and shower attachment, heated towel rail, spotlights and extractor fan.

Kitchen/Living Area

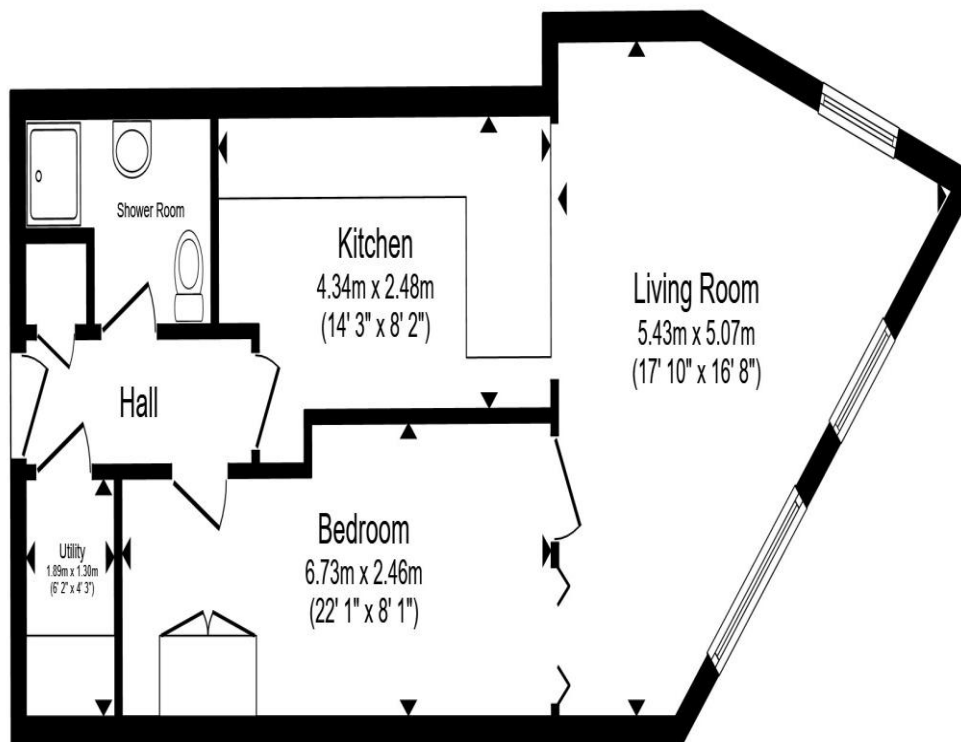
The living space is bright and well-presented, benefiting from double glazed windows to the front and side, allowing plenty of natural light into the room, wood effect flooring, TV point, electric radiator and direct access to the bedroom. The contemporary kitchen is fitted with a range of white eye and base level units with wood effect worktop surfaces, wood effect flooring, a stainless steel sink plus drainer and chrome mixer tap, an integrated electric oven with induction hob and extractor hood, marble effect tiled splashback, an integrated microwave, fridge/freezer and dishwasher, a breakfast bar and storage radiator.

Bedroom

Double bedroom, accessed from the hallway and the living area, with folding doors connecting it to the open plan living space. wood effect flooring, built-in wardrobes, storage radiator and spotlights.

Parking

One allocated parking space.



Total floor area 51.5 m² (554 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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Ipswich

- No onward chain
- Open plan kitchen/living accommodation
- Integrated kitchen appliances
- Separate utility room
- High-specification bathroom

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: 2000.00
Ground Rent: 600.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



view this property online williamhbrown.co.uk/Property/IPS122017



Property Ref:
IPS122017 - 0003

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