

# KEYSTONE



Key Street, Ipswich, IP4 1FA

£150,000

Modern Apartment  
Open Plan Living Area  
Modern Bathroom  
No Onward Chain

Two Bedrooms  
Modern Kitchen  
Popular Waterfront Location

# Key Street, Ipswich IP4 1FA

Welcome to this modern flat located on Key Street in the vibrant Winerack. This delightful property boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. With two well-proportioned bedrooms, this flat offers ample space for individuals or small families seeking comfort and convenience.

The bathroom is thoughtfully designed, providing a relaxing retreat after a long day. One of the standout features of this apartment is its prime location in a popular waterfront area, where you can enjoy picturesque views and a lively atmosphere for those who appreciate a dynamic lifestyle.

Additionally, this property comes with the added benefit of no onward chain, allowing for a smooth purchase process. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a piece of Ipswich's thriving community.



Front entrance door  
Leading to...

#### Hallway

With electric heater, built-in utility cupboard housing washing machine and airing cupboard.

#### Living/Lounge/Diner

16'9 x 9'4

Open plan area with electric heater and window to front.

#### Kitchen

12'6 x 9'5

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink and drainer unit, built-in hob with oven and extractor over, integrated fridge freezer and dishwasher.

#### Bedroom 1

13'1 x 8'9

Window to front and electric heater.

#### Bedroom 2

13'1 x 8'7

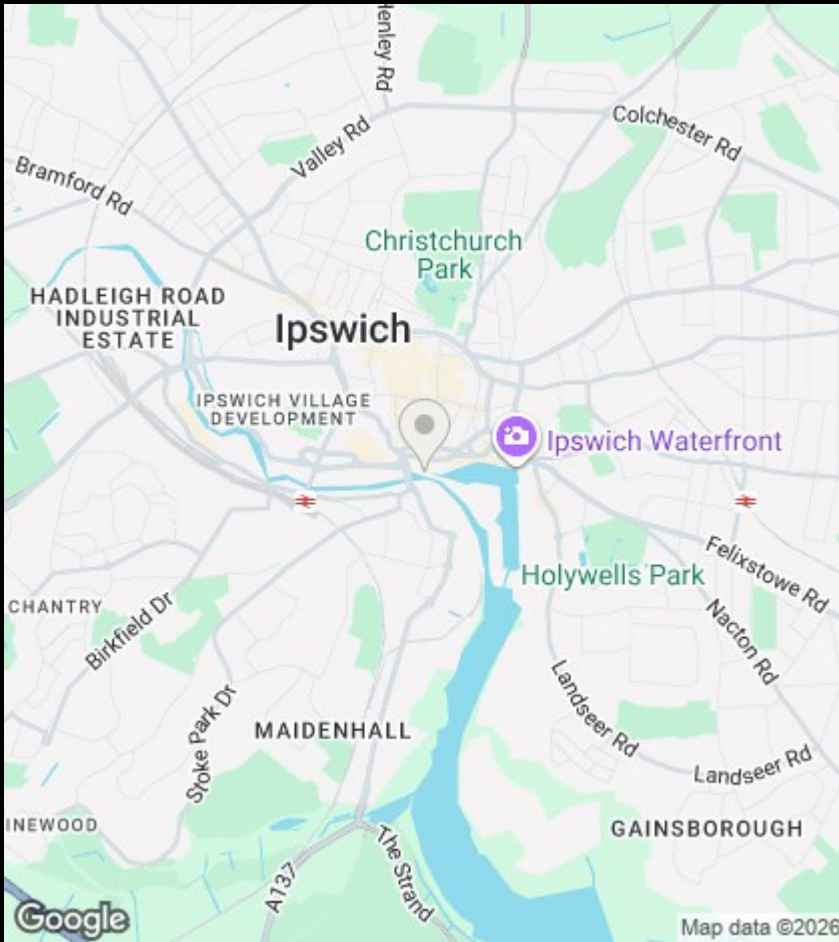
Window to front and electric heater.

#### Bathroom

Fitted with a suite comprising panelled bath and shower over, tiled splash backs, hand basin, WC and heated towel rail.

#### Outside

There is an allocated off roading parking space via the stacker system.



## Viewings

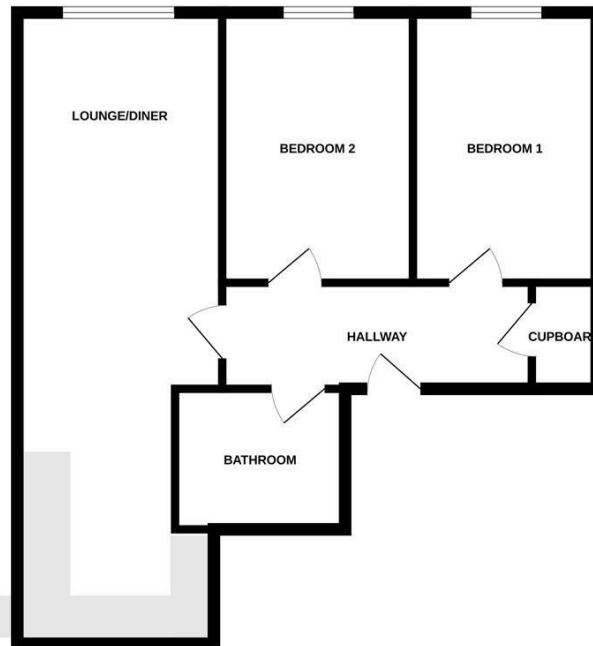
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	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 error, omission or mis-statement. 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 MyPlan 0200