



**Connells**

Apartment 502 Anchor Street  
Ipswich



## Property Description

An extremely well presented two bedroom fifth floor apartment enjoying extensive river and marina views. The property comprises of floor to ceiling windows providing the property with an abundance of natural light, lounge, kitchen, two double bedrooms, master bedroom with en-suite and balcony overlooking the river, separate bathroom, there is also secure allocated parking underground.

Ipswich Waterfront is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas. Festivals and events are held along Waterfront throughout the year. The Waterfront is also home to DanceEast, the University of Suffolk's Ipswich Campus, the Suffolk Archives' new, cutting-edge visitor centre The Hold and two river trip operators. The property is also within walking distance to the mainline station, which has direct trains to London (around one hour) and the Midlands. Ipswich, being located on the A12 and A14, means its within easy reach of London and the rest of the country, and of course the stunning Suffolk countryside and coastline.

## Communal Entrance

Accessed via communal entrance door via front or rear and a lift to all floors.

## Entrance Hall

Entrance door into apartment with storage cupboard, panel electric heater and doors off:

## Lounge

Double glazed floor to ceiling patio doors leading onto the balcony which has Glass barriers and uninterrupted views of the river Orwell and Marina and a dining area which

accesses the kitchen.

## Kitchen

A selection of wall and base level units, integrated appliances that include dishwasher, washer dryer, electric oven, ceramic hob with extra extractor over, stainless steel sink inset into work surfaces, space for fridge freezer and electric panel heater.

## Bedroom One

Double glazed full ceiling windows to rear, built in wardrobes and electric panel heater.

## En-Suite

Shower cubicle, wash hand basin, extractor fan and chrome towel rail.

## Bedroom Two

Double glazed windows floor to ceiling to rear and panel heater.

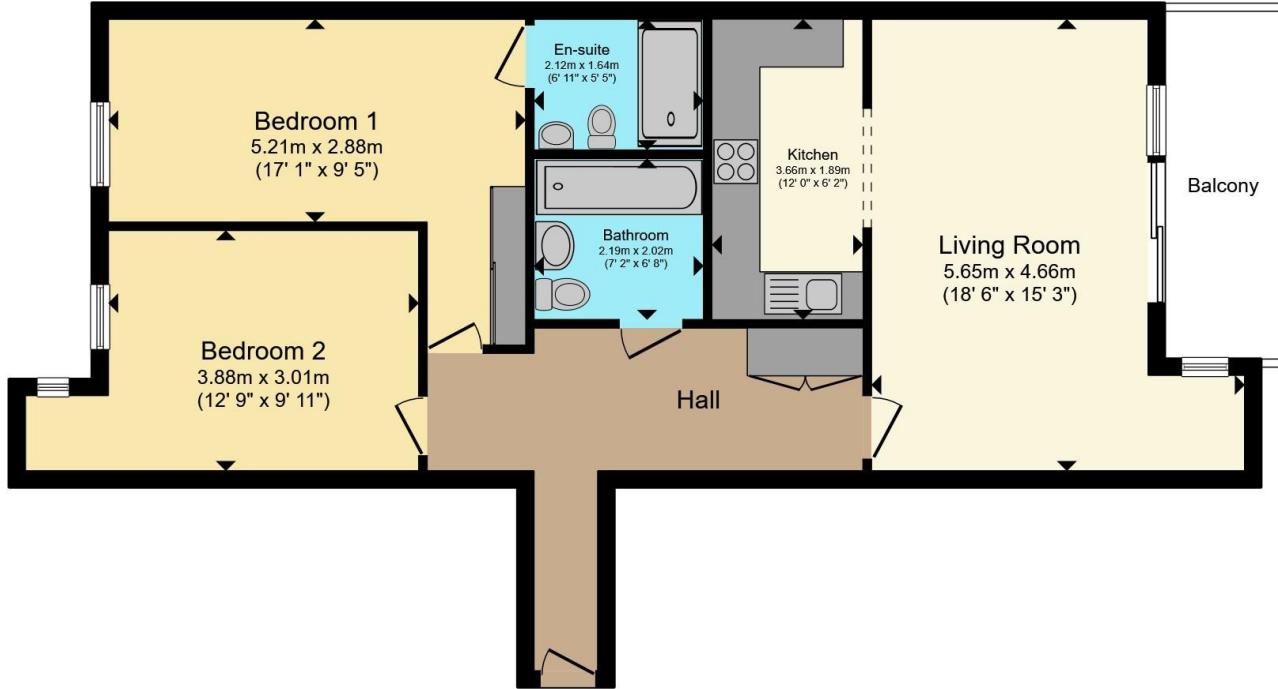
## Bathroom

Comprising of a three-piece white suite, panel bath, wash hand basin, close coupled low-level w/c and chrome towel rail.

## Outside

Underground secure parking and visitor space.





Total floor area 77.7 m<sup>2</sup> (837 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](http://www.propertybox.io)

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6 Princes Street  
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EPC Rating: C    Council Tax Band: C    Service Charge: 2747.00    Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312803](http://connells.co.uk/Property/ICH312803)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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