



Connells

Cardiff Avenue
IPSWICH



Property Description

A spacious two-bedroom first-floor flat situated on the popular Maidenhall development to the south-west of Ipswich. The property offers well-proportioned accommodation including a bright lounge, fitted kitchen, and two bedrooms both featuring built-in wardrobes. There is also a modern bathroom and the added benefit of a private rear garden, neatly fenced and accessed via the communal entrance and pathway. Each of the four flats enjoys its own allocated quarter of the garden, providing a pleasant outdoor space rarely found with properties of this type.

The property is a short walk to Bourne Park, is surrounded by many local amenities, has superb transport links and good road access to the A 12 & A 14.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Wood effect flooring, pendant light, double glazed Bay window to front, radiator and intercom system.

Kitchen

Matching wall and base level units, roll top work surfaces insert into sink and drainer unit with mixer tap, part tiled splash backs, pendant light, space for washing machine, cooker, fridge freezer, radiator. laminate flooring, utility cupboard housing tumble dryer and double glazed window to side and another separate pantry cupboard.

Bedroom One

Double glazed window to front, radiator, pendant light, built in wardrobe and free standing triple wardrobe to remain.

Bedroom Two

Double glazed window to rear, radiator, pendant light, carpet and built in wardrobe.

Bathroom

Double glazed window to rear, tiled wash hand basin on storage unit with mixer tap, walk in shower with integrated seat, rainfall shower head and hand held low level w/c, heated towel rail and tiled flooring.

Outside

The rear garden can be accessed via a side gate and a concrete path leading to the private garden which consists of water butt, patio area and path under washing line, metal sheds, mature tree and brick built shed with double glazed window to side.

Communal Entrance Hall

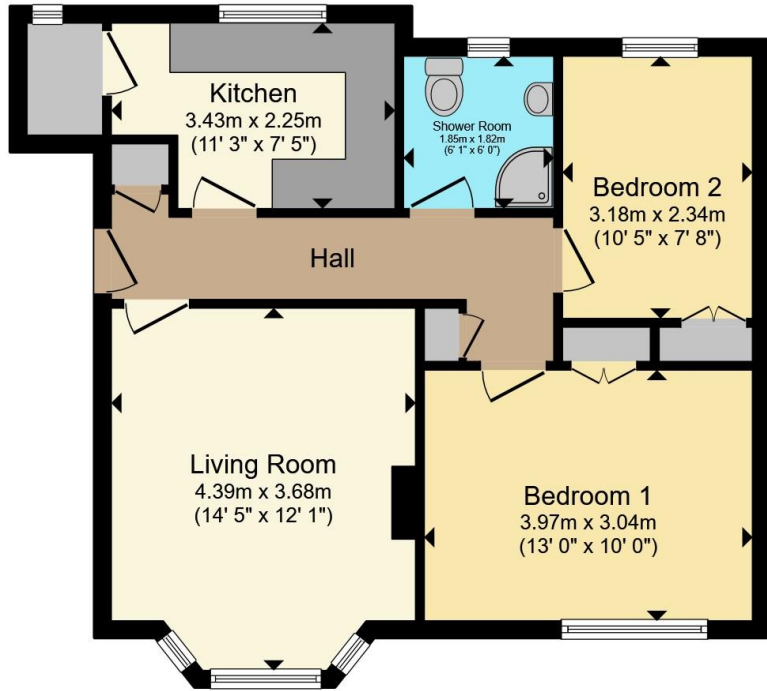
Accessed via double glazed door, intercom system, concrete stairs leading to the first floor and storage cupboard outside front door.

Entrance Hall

Wood effect flooring, intercom system, pendant light, radiator, cupboard housing wall mounted boiler, loft hatch, loft has been insulated and additional storage cupboard housing the fuse board.

Lounge/Diner





floor plan

Total floor area 57.0 m² (613 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



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 380.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Aug 1991. 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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