



Connells

Foundation Street
Ipswich



Property Description

An internal viewing is highly recommended for this generously sized modern ground floor apartment located within the town centre. The accommodation comprises of two double bedrooms with an en-suite to bedroom one, lounge and dining areas, study, kitchen, bathroom and the property further benefits from an allocated parking space, secure underground storage cage and is being offered with no onward chain.

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.

Communal Entrance

Accessed via video entry phone with access to the secure storage facility and doors giving access to:

Entrance Hall

Accessed via entrance door, double airing cupboard, wood effect flooring, electric panel radiator, smooth coved ceiling with inset spotlighting and doors giving access to:

Bathroom

Low-level w/c, pedestal wash hand basin, shower bath with shower screen and independent shower over, tiled walls, tiled flooring, heated towel rail, smooth ceiling with inset spotlighting, an extractor fan and shaver point.

Bedroom One

16' 4" max x 10' 5" max (4.98m max x 3.17m max)

Double glazed window to front, smooth coved ceiling, two wall light points, electric panel radiator and door giving access to:

En-Suite

Fully tiled shower cubicle with independent shower over, pedestal wash hand basin with mixer tap, low-level w/c, smooth ceiling with inset spotlighting, extractor fan. heated towel rail and shaver point.

Bedroom Two

16' 7" x 9' 4" (5.05m x 2.84m)

Double glazed window to front, smooth coved ceiling and electric panel radiator.

Dining Area

17' 10" max x 11' 9" (5.44m max x 3.58m)

Double glazed window to side, electric panel radiator, wood effect flooring, smooth coved ceiling with inset spotlighting and door giving access to:

Kitchen

10' 7" x 8' 4" (3.23m x 2.54m)

Double glazed sash window to rear, built-in oven, built-in Neff hob with stainless steel extracted over, stainless steel sink with mixer tap, inset in a work top with cupboards and drawers under a matching above built-in washing machine. Built-in fridge built in freezer. Built-in dishwasher smooth Cove ceiling with inset spotlights in

task flashbacks and wood effect flooring.

Lounge

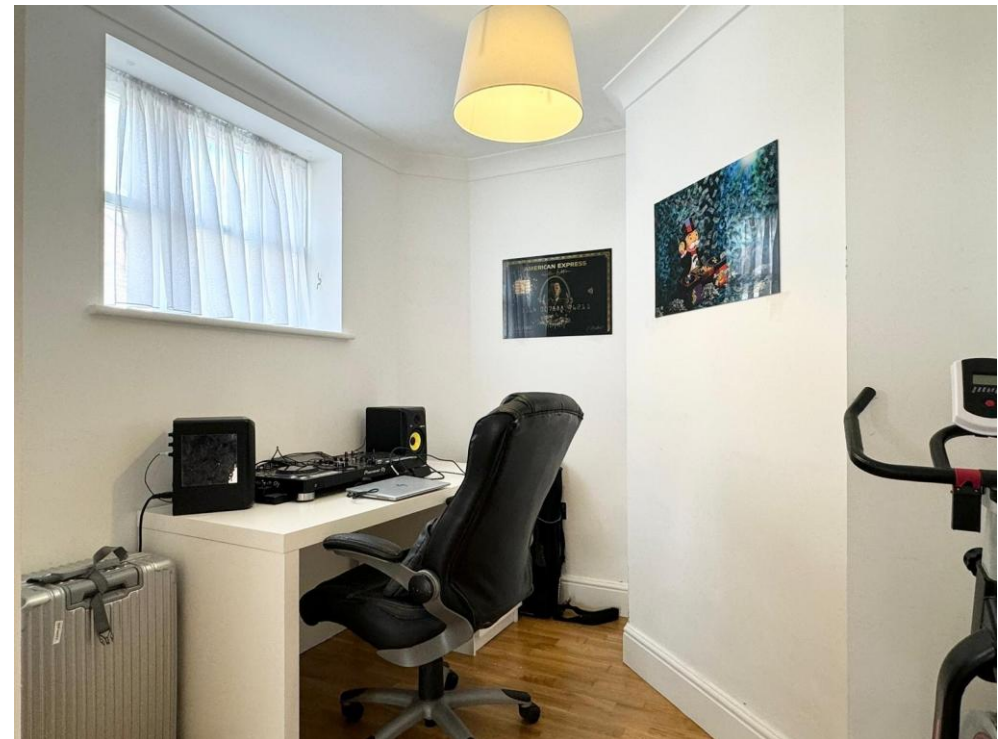
16' 4" x 9' 5" (4.98m x 2.87m)
Double glazed windows to front and side,
wood effect flooring, electric storage heater,
smooth coved ceiling with inset spotlighting.

Study

8' max x 7' 4" max (2.44m max x 2.24m
max)
Double glazed window to side, wood effect
flooring smooth coved ceiling

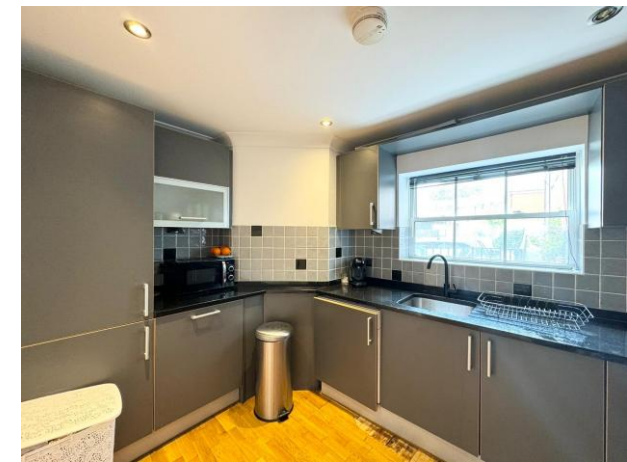
Outside

The property benefits from a secure allocated
parking space and secure storage cage.





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.focalagent.com



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: D

Service Charge:
 1464.06

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312306

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2002. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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