



The Shamrock | Regatta Quay | Ipswich | IP4 IFG
Offers In The Region Of £399,950

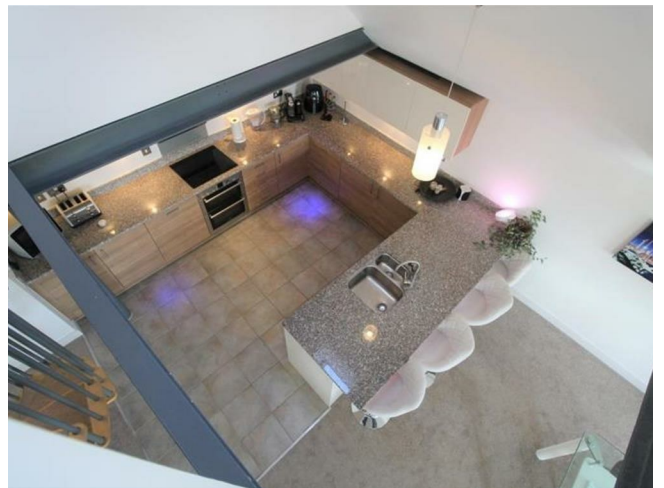
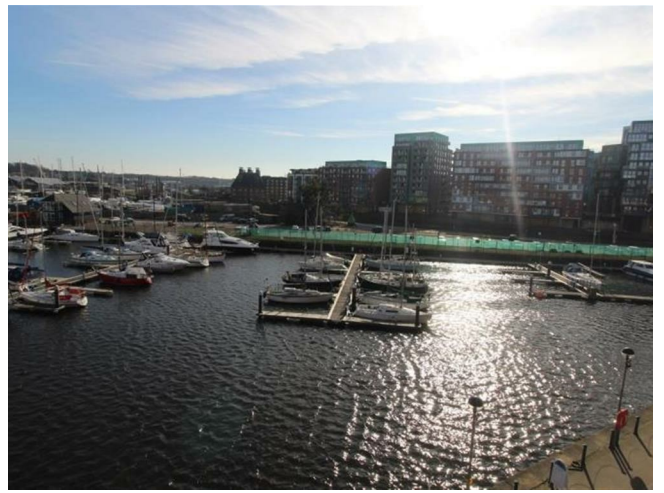
NICHOLAS
ESTATES

Key features

- Penthouse Apartment
- Stunning Marina Views
- South Facing
- NO EWSI Cladding Concerns
- Allocated Parking
- Mezzanine/Duplex
- 2 En-Suites + Family Bathroom

Description

NO ONWARD CHAIN - Penthouse Apartment with full Marina views and beyond.



Directions

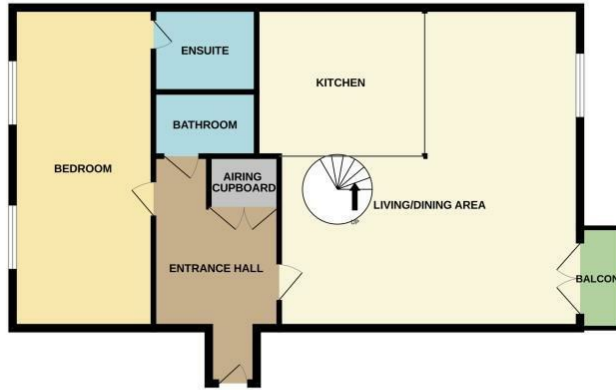


NO ONWARD CHAIN - Rarely available Penthouse Apartment with full Marina views and beyond. The apartment is in excellent condition throughout with original features from the building retained with exposed brickwork



Floor plans

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix 6224.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band E EPC Rating D

NICHOLAS

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