



| Coprolite Street | | Ipswich | IP3 0BL

Offers In The Region Of £175,000

NICHOLAS
— ESTATES —

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Offers In The Region Of £175,000

No Onward Chain | Allocated Secure Parking | Partial Marina Views | Modern Throughout | 2 Bedroom | Ensuite Shower room to Bedroom 1 | Viewings Advised |

- No Onward Chain
- Secure Allocated Parking
- Partial Marina Views
- Modern Fixtures and Fittings
- Underfloor Heating Throughout
- On Site Concierge/Caretaker

Kitchen

1'2"x0'7"x0'0" (4.18x2.13x0.00)

Base level units, with worktop, and eye level cabinets for storage. Integrated appliances include; Slim dishwasher, Washing machine, Fridge/Freezer, Electric Hob, Oven and Extractor Fan. There is a breakfast bar installed, tiled flooring, and underfloor heating.

Bedroom 1

1'5"x0'10"x0'0" (5.07x3.10x0.00)

Side aspect tilt and swing hinge window, carpet flooring, underfloor heating, built in wardrobe, and door leading into;



Beagle property are delighted to bring to the market this well presented, with modern fixtures 2 bedroom apartment located within the well respected Neptune Marina building. Secure fob entry into the building, with lifts and stairs to all f



Bedroom 2

1'0"x0'8"x0'0" (3.80x2.46x0.00)

Side aspect tilt and swing hinge window, carpet flooring, and underfloor heating.

Living Area

1'2"x1'5"x0'0" (4.18x5.10x0.00)

Side aspect sliding door onto Balcony with partial water views, back inside, there is carpet flooring, underfloor heating, and three 'window' openings into the kitchen.

En-Suite

0'8"x0'5"x0'0" (2.29x1.59x0.00)

Modern fitted suite includes; Shower unit with mains shower, with a modern tiled splashback surround. W/C, and Hand wash basin built into vanity unit utilising storage, wall covering mirror, Heated towel rail and tiled flooring.

Bathroom

0'7"x0'7"x0'0" (2.26x2.01x0.00)

Modern fitted tiled splashback surrounding Panel bath, with mixer shower tap. Heated towel rail, tiled floor, with w/c and Hand wash basin built into vanity storage unit.

Outside/Parking

On the 6th Floor there is a communal roof garden, which has flower beds, decking and some seating. There is an allocated parking space within the building that is accessed with entry fob. Bike Storage area which is monitored by CCTV

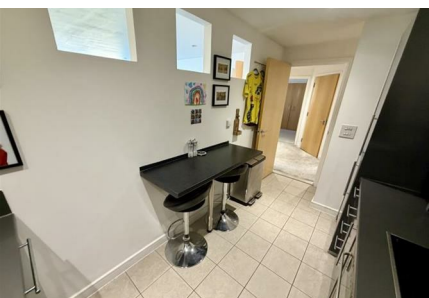
Entrance/Hallway

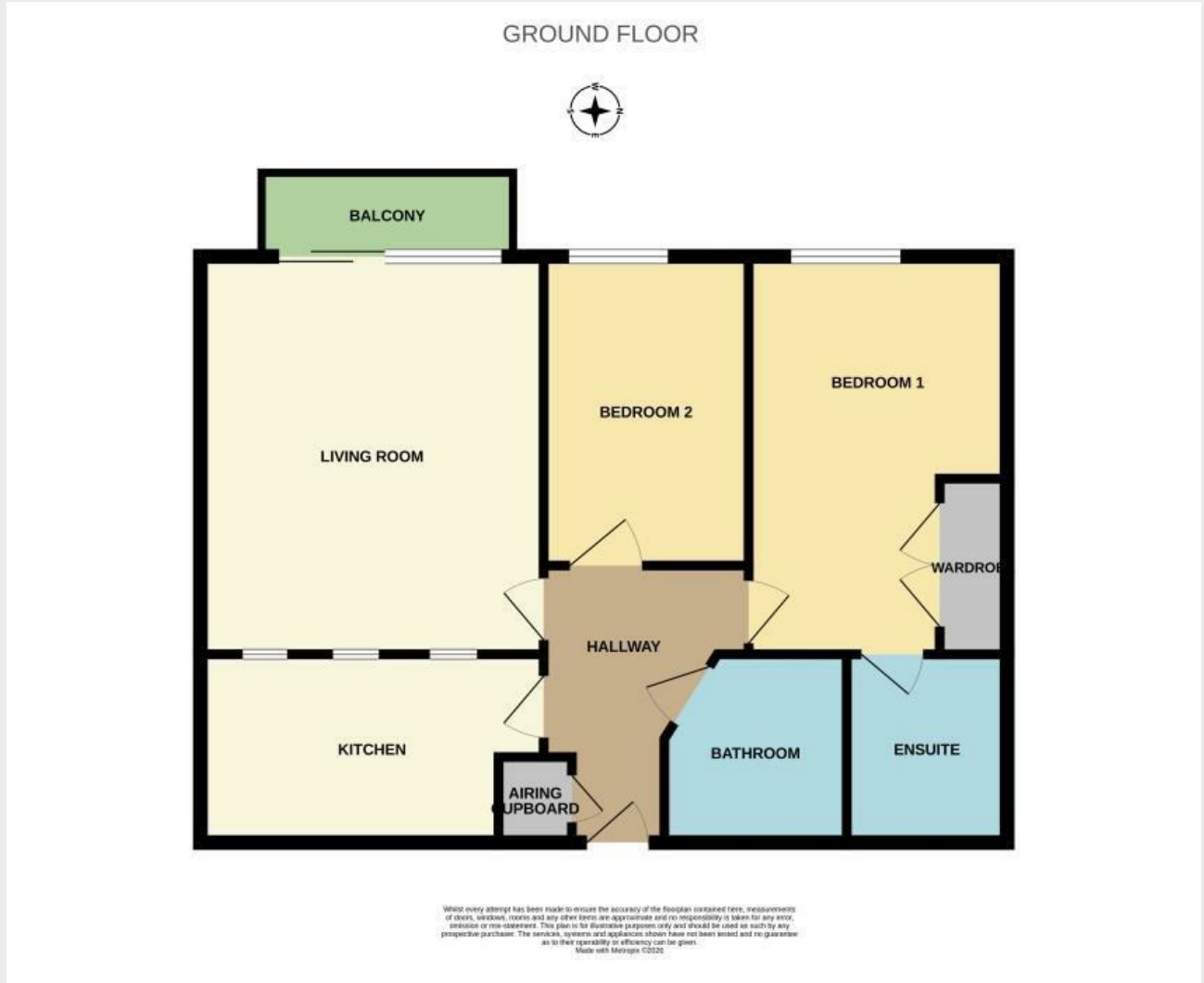
0'11"x0'8"x0'0" (3.29x2.46x0.00)

2x Street side entrances into the building, with lift and stairs to all floors. In the main entrance you will find the letterboxes, and concierge office. Once on the first floor, the property entrance hall is carpeted, with video intercom, underfloor heating, and doors leading to;

Building Charges

We have been advised by the seller of the following information in relation to the building chagres.- 104 Years Remaining on the original 125 Year Lease.- £200 Per Annum for Ground Rent- £3867.70 Per Annum for Service Charge and Building Insurance.The service charge covers the following:- Heating, and Lighting of communal areas.- Scheduled Decoration of both the Internal and External areas of the building.- Water Rates.- Upkeep and Maintenance of the Roof Garden. 2x Lifts, and Parking Trays.- On Site Concierge/Caretaker





Council Tax Band C EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		77	78
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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