



**Connells**

Century House Princes Street  
Ipswich



### Property Description

An exciting opportunity to purchase this first floor flat located in the heart of Ipswich town centre in a recently converted building. The accommodation comprising of open plan living accommodation, two double bedrooms, bathroom, security entry system and has double glazing throughout.

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. Christchurch Park is also very close by and is a historical area of rolling lawns, wooded areas, and delicately created arboreta.

### Communal Entrance Hall

Accessed via security entrance door, lift and stairs giving access to the apartment.

### Entrance Hall

Accessed via entrance door, security entrance phone system, electric panel radiator, wood effect vinyl flooring, storage, storage cupboard housing boiler and doors giving access to:

### Kitchen/Dining Area

11' 4" x 12' ( 3.45m x 3.66m )

Two double glazed windows to front, built-in oven, built-in hob with stainless steel extractor over, built-in fridge, built-in freezer, built-in washing machine, built-in dishwasher, single drainer sink with mixer tap with cupboards and drawers under and matching above, wood effect vinyl flooring, smooth ceiling with inset spotlighting, tiled splash back's and access to:

### Lounge Area

14' 9" x 12' 9" ( 4.50m x 3.89m )  
Double glazed windows to front and side, wood effect vinyl flooring, smooth ceiling and electric panel radiator.

### Bedroom One

15' x 8' 3" ( 4.57m x 2.51m )  
Double glazed window to side, electric panel, radiator and smooth ceiling.

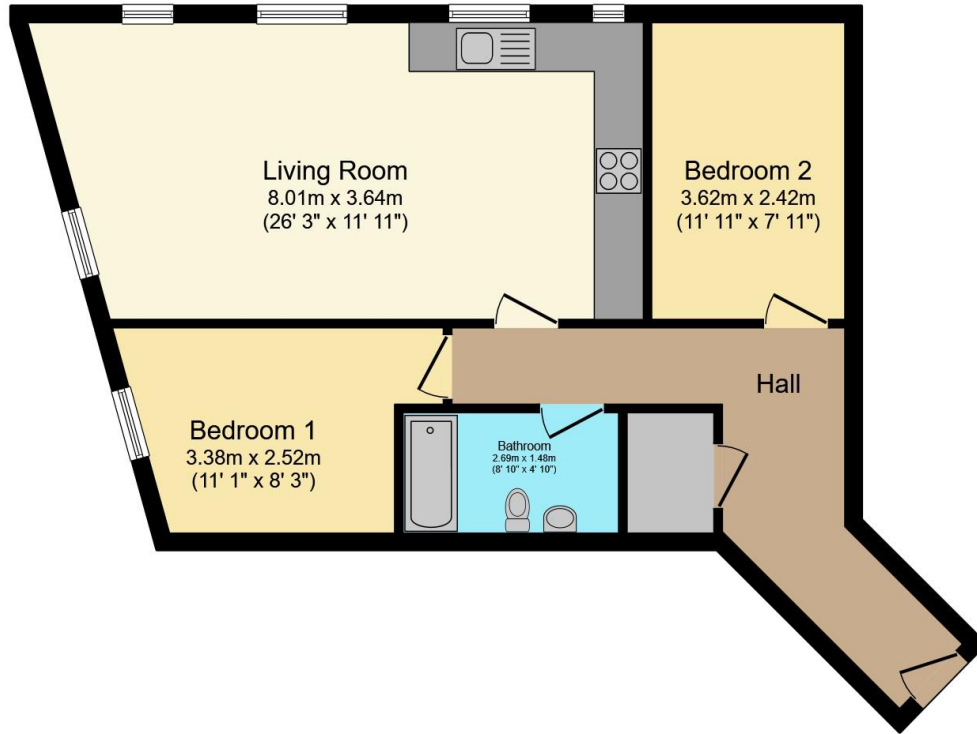
### Bedroom Two

11' x 7' 8" ( 3.35m x 2.34m )  
Double glazed window to front, smooth ceiling and electric panel radiator.

### Bathroom

Vanity wash hand basin with mixer tap, en-closed w/c, shaped and panel bath with mixer tap and shower attachment with rainfall shower head and bi-fold shower scree, smooth ceiling with inset spotlighting, extractor fan, tiled walls, tiled flooring and chrome heated towel rail.





Total floor area 59.9 m<sup>2</sup> (645 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  
 IPSWICH IP1 1QT

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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