



**Anchor Street, Ipswich, IP3 0BU**

**welcome to**

**Anchor Street, Ipswich**

INVESTORS ONLY!! This well-presented, 3rd floor, one bedroom apartment is situated in the popular Marina development. Located within walking distance to Ipswich Town Centre, this property benefits from an open plan lounge/kitchen, a seperate bathroom and one allocated parking space.



### **Entrance Hall**

10' 5" x 4' 9" ( 3.17m x 1.45m )

Wood effect flooring, one electric radiator, a storage cupboard and doors to all rooms.

### **Lounge**

12' 5" x 13' 8" ( 3.78m x 4.17m )

Wood effect flooring, eye and base level units in wood with stone effect worktop surfaces, an integrated oven with electric hob and extractor hood, space for a dishwasher, washing machine and fridge/freezer, a stainless steel sink plus drainer and chrome mixer tap and an opening to the lounge.

### **Kitchen**

12' x 6' 2" ( 3.66m x 1.88m )

Wood effect flooring, double glazed window, two electric radiators, an wall mounted electric fire and an opening to the kitchen.

### **Bedroom**

12' 3" x 9' 5" ( 3.73m x 2.87m )

Carpet flooring, one electric storage radiator, double glazed window and a built in sliding, mirrored wardrobe.

### **Bathroom**

7' 1" x 6' 7" ( 2.16m x 2.01m )

Grey tiled flooring, chrome heated towel rail, a bath with overhead shower and foldable glass screen, wash hand basin, fitted mirror and an enclosed WC,

### **Parking**

One allocated parking space.



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## Anchor Street, Ipswich

- 3rd floor, one bedroom apartment
- Ample living accommodation
- Open plan lounge/kitchen
- Built in wardrobe in bedroom
- One allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1750.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120304 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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