



50 COMPAIR CRESCENT, IPSWICH IP2

GUIDE PRICE £139,995

2 Bedrooms | 2 Bathrooms | 1 Receptions

**** CHAIN FREE **** Situated just minutes from Ipswich Mainline Station, and positioned overlooking the river with views towards the Sir Bobby Robson Bridge and the Ipswich Waterfront, this beautifully presented TWO bedroom second floor apartment makes for an ideal First Time buy, or Buy to Let investment. Internally the property comes with a spacious Lounge/Diner with Balcony directly fronting onto the river itself offering excellent waterside views, TWO bathrooms, including en-suite to the master bedroom, as well as allocated and visitor parking permits. Viewing strongly advised in order to appreciate the position on offer.



DESCRIPTION

Situated on the South-West side of town, offering excellent commuter access being just a 2 minute walk of Ipswich Station, and 5 minute drive from the A12/A14, is this two DOUBLE bedroom apartment situated on the second floor, front directly onto the waterfront. Offering a balcony, double glazing throughout, gas central heating, and parking for both residents and visitors, the accommodation itself comes with a large and spacious Lounge/Diner opening onto the modern Kitchen with fitted gas hob and electric oven, as well as a good sized entrance hall with fitted storage cupboard and main Bathroom. The master bedroom comes with an en-suite shower room.

Lounge/Diner 16'9" x 10'7" (5.13 x 3.25)

Kitchen 5'10" x 9'8" (1.78 x 2.97)

Bedroom One 15'8" x 9'10" (4.8 x 3.0)

En-Suite 7'8" x 4'9" (2.36 x 1.47)

Bedroom Two 11'10" x 8'5" (3.63 x 2.59)

Bathroom 5'8" x 7'6" (1.73 x 2.29)

LEASE INFORMATION

Lease Term: 103 years remaining

Service Charge: approximately £192.49/calendar month

Ground Rent: £250 per annum.

DISCLAIMER

We are obliged to disclose to intending purchasers that the owner of this property is a direct employee and shareholder of Branocs Estates Ltd

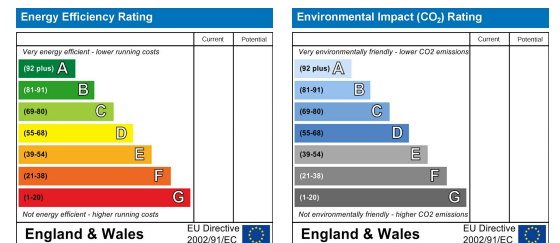
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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