



Neptune Square | | Ipswich | IP4 1QH

Offers In The Region Of £180,000

NICHOLAS
— ESTATES —

Neptune Square |
Ipswich | IP4 1QH
Offers In The Region Of £180,000

No Onward Chain - Located in the heart of the Waterfront is this 2 Bedroom Top Floor Apartment in the Neptune Square development.

- No Onward Chain
- 2 Bedroom Top Floor Apartment
- Balcony with Partial Views of Marina
- Electric Heating
- Car Port and Outside Storage Cupboard
- Gated Community in Neptune Square
- Double Glazing

Kitchen

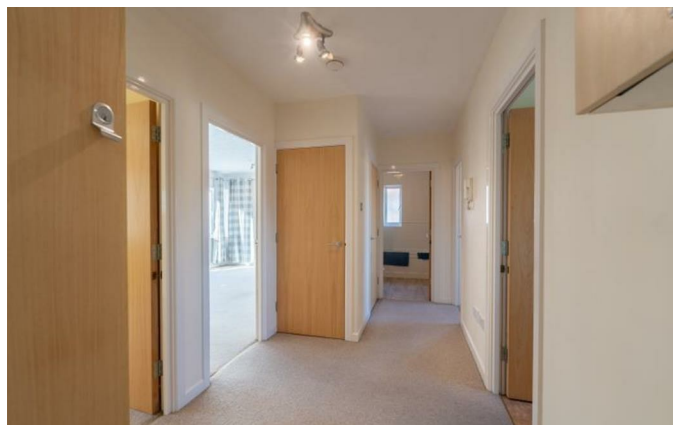
38'3"x27'1"x0'0" (42.67x30.18x0.00)

Double glazed window, Fitted units and worktops, Built in Electric Oven, Hob and Extractor, space and plumbing for washing machine, dishwasher, space for Fridge/Freezer, Electric heater.

Bedroom

38'3"x46'9"x0'0" (42.67x52.12x0.00)

Double glazed windows to front and side. Electric heater, Built in Wardrobe with sliding mirrored doors.



No Onward Chain -
Located in the heart of the
Waterfront is this 2
Bedroom Top Floor
Apartment on the Neptune
Square development. The
Apartment has the added
benefit of a Balcony with
partial views of the marina.
Secure gated community
with Car p



Bedroom

38'7"x28'2"x0'0" (42.98x31.39x0.00)

Double glazed window to front, Electric heater, Built in cupboard with hanging rail.

Living Room

54'2"x38'3"x0'0" (60.35x42.67x0.00)

Double glazed windows to rear and side, French doors out onto the Balcony which also wraps around the side offering partial views of the Marina. Electric heater.

Bathroom

21'7"x24'7"x0'0" (24.08x27.43x0.00)

Double glazed window to side, Bath with shower over, Wc, Wash Basin, Towel Radiator.

Outside

Car port under the block providing off road parking, Storage cupboard 8'5 x 11'11

Entrance

The entrance to the block is accessed via secure gates and then a secure front door into a communal area, Stairs to 3rd floor and entrance to flat, Entrance area with Door entry phone, Built in Cupboard, Further built in cupboard with Hot water tank. loft access.

Agents Note

Please be advised that the Leasehold Charges displayed are accurate at the time of initial marketing, based on information provided by the seller, and are subject to fluctuate. Please make further enquiries to ensure you are satisfied before making any financial commitments.



Council Tax Band C EPC Rating

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

173 Hamilton Road
Felixstowe
Suffolk
IP11 7DR
01394 282828
felixstowe@yourhome.co.uk