

Connells

Saxon House Cromwell Square
Ipswich

Saxon House Cromwell Square
Ipswich IP1 1AN

for sale offers in excess of
£110,000







Property Description

Located within the town centre you will find this clean and modern top floor apartment, benefiting from a double bedroom, lounge, kitchen area, shower room. The apartment has been recently decorated to give it a new property feel and has the added bonus of being offered with no onward chain.

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

Communal Entrance Hall

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

Entrance

Accessed via entrance door, security entry phone, smooth ceiling within inset lighting, wood effect vinyl flooring and doors giving access to:

Shower Room

Double shower cubicle with independent shower over, smooth ceiling with inset spotlighting and extractor fan, enclosed w/c and vanity wash hand basin with mixer tap, tiled flooring, tiled walls, shaver point and chrome heated towel rail.

Kitchen Area

Single drainer stainless steel sink with mixer tap inset into work surface with cupboards and drawers under and matching above, built in oven, built-in hob with extractor hood over, smooth ceiling with inset spotlighting, wood effect vinyl flooring, tiled splashback's, built-in washing machine and built-in dishwasher.

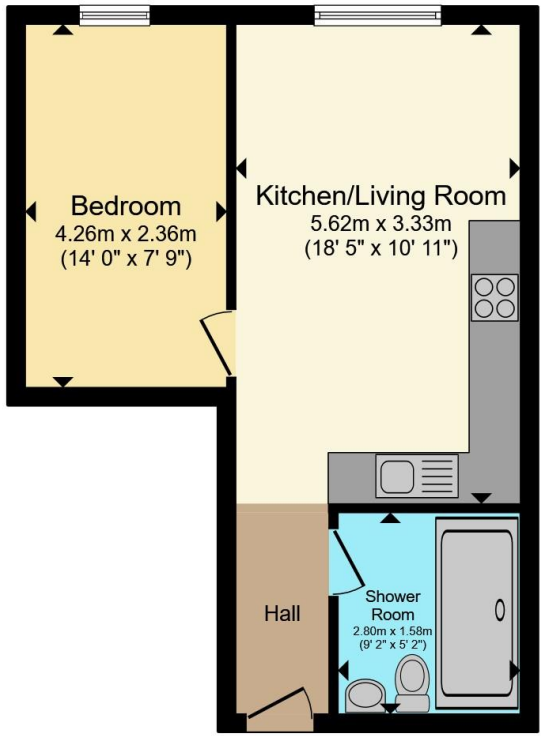
Lounge Diner

Double glazed Velux window, electric panel radiator, would effect vinyl flooring, extractor fan, smooth ceiling within inset lighting and door giving access to:

Bedroom One

Double glazed Velux window with fitted blind, smooth ceiling with inset spotlights and electric panel radiator.





Total floor area 37.4 m² (403 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

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To view this property please contact Connells on

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6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Council Tax Band: A

Service Charge: 1700.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312499

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.

The Property Ombudsman

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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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