



Connells

St Nicholas Court
Ipswich



Property Description

PUBLIC NOTICE - 6 St. Nicholas Court, Ipswich, IP1 1TG - We have received an offer of £ 185,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating C

A Two Double bedroom apartment offered with No Onward Chain set in the heart of Ipswich town centre which offers a wide variety of bars, restaurants, shopping facilities, theatres and cinema. The property is also within easy access of the historic Ipswich regenerated dockside and there is access to the A12/A14 trunk roads. The property is ideally situated and an internal inspection is highly recommended. The property has a lease term of 125 years as of 2003 and ground rent of £250. The property also benefits from an allocated parking space. Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

Communal Entrance Hall

Access via security entrance door and leading to:

Entrance Hall

Video entry phone system, airing cupboard, smooth ceiling with inset spotlights, wood effect flooring, second storage cupboard with space and plumbing for washing machine and doors leading to

Lounge Area

16' 2" x 15' 2" (4.93m x 4.62m)

Two double glazed windows to side, smooth ceiling with spotlights, wood effect flooring, three wall lights and access to:

Kitchen Area

11' 4" x 10' 8" (3.45m x 3.25m)
Fitted kitchen comprising 1.5 bowl sink and drainer inset in to granite worksurfaces with a selection of wall and base level units, with integrated oven, hob and extractor over, integrated washing machine, integrated dishwasher, extractor fan, smooth ceiling with inset spotlights, wood effect flooring and access to:

Dining Area

13' 1" Max x 11' 9" Max (3.99m Max x 3.58m Max)

Two double glazed windows to side, double glazed window to the rear, wood effect flooring, smooth ceiling with spotlights.

Bedroom One

18' 5" max x 9' max (5.61m max x 2.74m max)

Double glazed window to rear, wood effect flooring, built in double wardrobe, smooth ceiling with inset spotlights, door leading to:

En-Suite

Comprising double shower cubicle with independent shower over, concealed unit wc, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring, heated towel rail with inset spotlights, extractor.

Bedroom Two

11' 6" x 10' max (3.51m x 3.05m max)

Double glazed window to rear, range of built in wardrobes, wood effect flooring and smooth ceiling with inset spotlights.

Bathroom

Double ended bath with mixer tap, pedestal wash hand basin with mixer tap, concealed unit wc, tiled walls, tiled floor, heated towel rail, smooth ceiling with inset spotlights and extractor fan.

Outside

Outside there is a communal garden.

Agent Note

Waiting for up to date clarification of council tax band





To view this property please contact Connells on

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6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

view this property online connells.co.uk/Property/ICH309660

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.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, 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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