

for sale

£175,000



## Penthouse 604 Anchor Street Ipswich IP3 0BU

An exceptional penthouse apartment positioned on the sixth floor of a highly desirable waterfront development, offering stylish contemporary living with stunning river views. The property benefits from two good sized bedrooms, en-suite to primary, secure underground parking and no onward chain.

# Penthouse 604 Anchor Street Ipswich IP3 0BU

## Communal Entrance

Communal entrance door Into communal hall with stairs and lifts to all floors

## Entrance Hall

Accessed via entrance door with Electric panel heater, Airing cupboard and doors off:

## Lounge

Double glazed patio doors and windows to front leading to Glass balcony, Electric fire panel heater and spotlights to ceiling.

## Kitchen

Selection of wall and base at all units with integrated fridge freezer washing machine and dishwasher, electric oven with hob and extractor over, wine rack, stainless steel one and a half bowl sink and drainer unit and spotlights to ceiling.

## Bedroom One

Accessed via long hallway with built-in mirrored wardrobes and double glazed tilt and turn windows giving access to Juliet balcony.

## Ensuite To Master

With low-level w/c, wash hand basin, shower cubicle and spotlights to ceiling.

## Bedroom Two

Two double glazed window to rear and electric panel heater.

## Bathroom

Comprising of a close coupled low-level w/c , wash hand basin, panel bath and spotlights to ceiling.

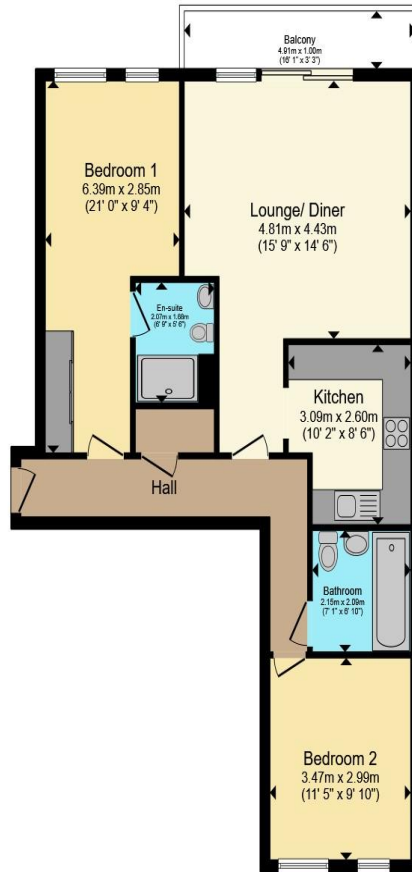
## Outside



The property comes with secure underground parking for one car.







Total floor area 76.2 m<sup>2</sup> (821 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](http://www.propertybox.io)



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6 Princes Street  
 IPSWICH IP1 1QT

Property Ref: ICH313093 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2744.20

Ground Rent: 200.00

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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.

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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