





## Property Description

Situated in the ever-popular Coprolite Street development, this well presented one-bedroom apartment offers contemporary waterfront living within easy reach of Ipswich town centre, local amenities, bars, restaurants and excellent transport links. The property welcomes you via a secure communal entrance with concierge service and lift access. Inside, the apartment features a welcoming entrance hall with useful storage and under floor heating throughout. The impressive open-plan living space is designed for modern living, incorporating a stylish fitted kitchen with sleek grey gloss units, AEG oven, ample worktop space, and room for appliances. The bright lounge/dining area enjoys plenty of natural light and opens directly onto a private glass-fronted balcony, providing the perfect spot to relax and unwind. The generous double bedroom benefits from a built-in wardrobe and under floor heating, while the contemporary bathroom is fitted with a bath and shower over, heated towel rail, vanity basin, and modern finishes throughout. Residents also enjoy access to excellent communal facilities including a concierge service, two passenger lifts, and a superb rooftop terrace with decking and seating areas, offering a peaceful retreat in the centre of the Marina. This apartment would make an ideal first-time purchase, investment opportunity, or stylish waterside home.

## Entrance Hall

Secure entry via intercom system, useful storage cupboard, attractive wood-effect flooring with under floor heating, and doors leading to:

## Open Plan Living Area

## Kitchen Area

A stylish and contemporary open-plan living space featuring a modern range of grey gloss base and wall-mounted units with under-

cabinet spotlights, complementary work surfaces incorporating a stainless steel one-and-a-half bowl sink with mixer tap, integrated AEG electric oven with extractor hood above, tiled splash backs, and tiled flooring. There is space and plumbing for a washing machine, together with space for an under-counter fridge and freezer. Recessed spotlights complete the space.

## Lounge / Diner

A bright and spacious reception area with wood-effect flooring, under floor heating, recessed spotlights, and double-glazed sliding doors opening onto the private balcony, allowing an abundance of natural light.

## Bedroom One

A well-proportioned double bedroom benefiting from a built-in double wardrobe, wood-effect flooring, under floor heating, recessed spotlights, and a double-glazed window to the front aspect.

## Bathroom

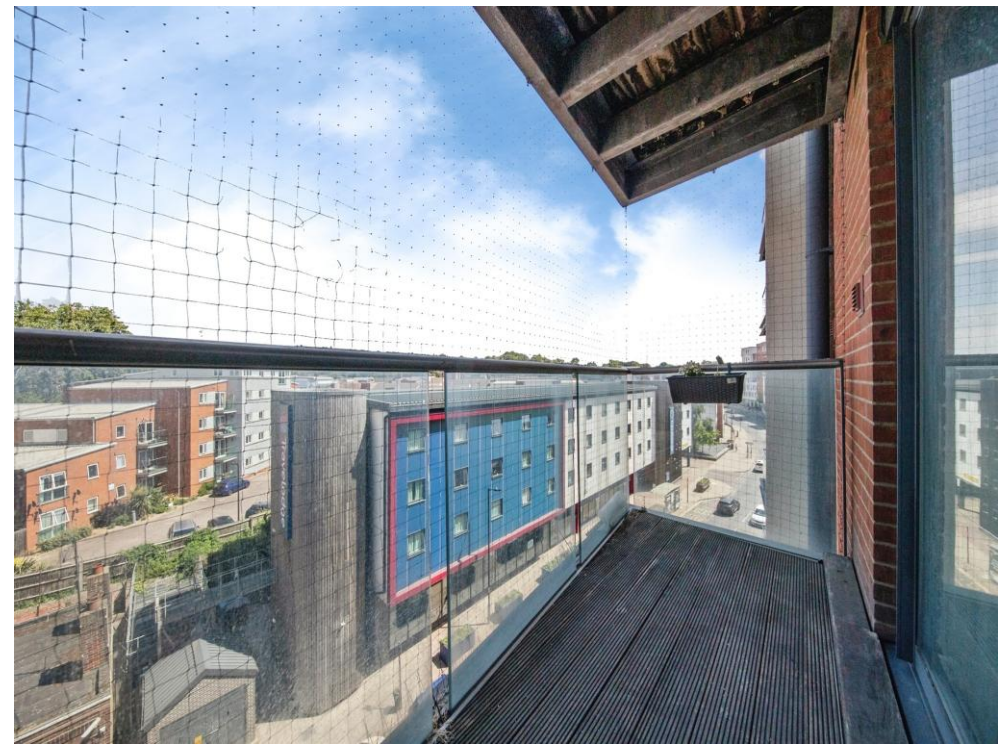
Well-appointed and stylishly finished, comprising a panel-enclosed bath with shower over and mixer tap, contemporary aqua boarding to the bathing area, low-level w/c, wash hand basin with mixer tap, large fitted mirror, heated towel rail, tiled flooring and extractor fan.

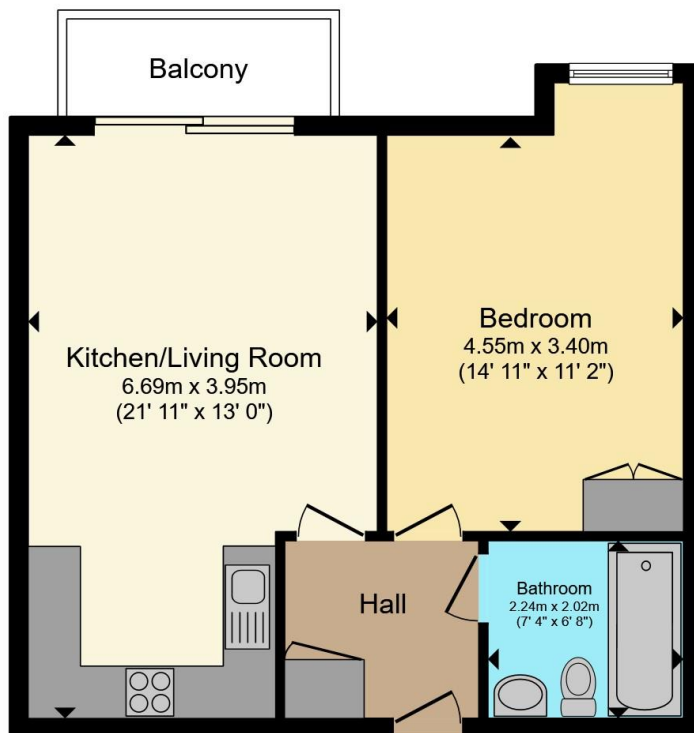
## Balcony

Accessed directly from the lounge, the private glass-fronted balcony provides an ideal space to sit and relax whilst enjoying the surrounding marina atmosphere.

## Communal Facilities

Residents benefit from an impressive range of communal amenities, including a concierge service, two passenger lifts servicing all floors, and access to a beautifully maintained communal roof terrace featuring decking and decorative pebbling, providing a tranquil outdoor retreat in the heart of Ipswich Marina.





Total floor area 51.1 m<sup>2</sup> (550 sq.ft.) approx

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6 Princes Street  
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EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 2578.84

Ground Rent:  
 160.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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