



Connells

Henley Court Henley Road
Ipswich



Property Description

Occupying a desirable position within the ever-popular Henley Court development, this generously proportioned three-bedroom first-floor apartment presents an excellent opportunity to acquire a spacious flat in one of Ipswich's most prestigious residential locations. The accommodation provides comfortable and versatile living, with a bright and welcoming living room that opens onto a private balcony, a separate kitchen providing ample storage and workspace, while the three well-sized bedrooms offer flexibility for family living, guests or those working from home. The apartment is complemented by bathroom and separate w/c and excellent built-in storage throughout. Externally, the property benefits from a garage en-block as well as communal residents' parking, adding both convenience and practicality. A further standout feature is the long lease, providing added peace of mind for prospective purchasers.

Located on the desirable Henley Road, the apartment enjoys easy access to the stunning Christchurch Park, one of Ipswich's most iconic green spaces, while the town centre, excellent transport links, shops, cafés and restaurants are all within comfortable walking distance. Combining generous living space, an enviable location and excellent amenities, this apartment is perfectly suited to a wide range of buyers.

Communal Entrance

Accessed via entrance door into communal entrance hall, stairs rising to the first floor.

Entrance Hall

Accessed via entrance hall, radiator, storage cupboard and doors giving access to:

Lounge

Double glazed window to front, radiator and upvc door to balcony.

Kitchen

Double glazed window to rear, wall and base level units, stainless steel sink inset into work surfaces, plumbing for washing machine, gas hob with extractor over, electric oven, space for dishwasher and Worcester Boiler (which vendor has informed us has 9 years left on warranty as was installed last year)

Bedroom One

Double glazed window to front, double wardrobes and radiator.

Bedroom Two

Double glazed window to front and radiator.

Bedroom Three

Double glazed window to side, double wardrobe and radiator.

Bathroom

Comprises of a panel bath, pedestal wash hand basin, radiator and double window to rear.

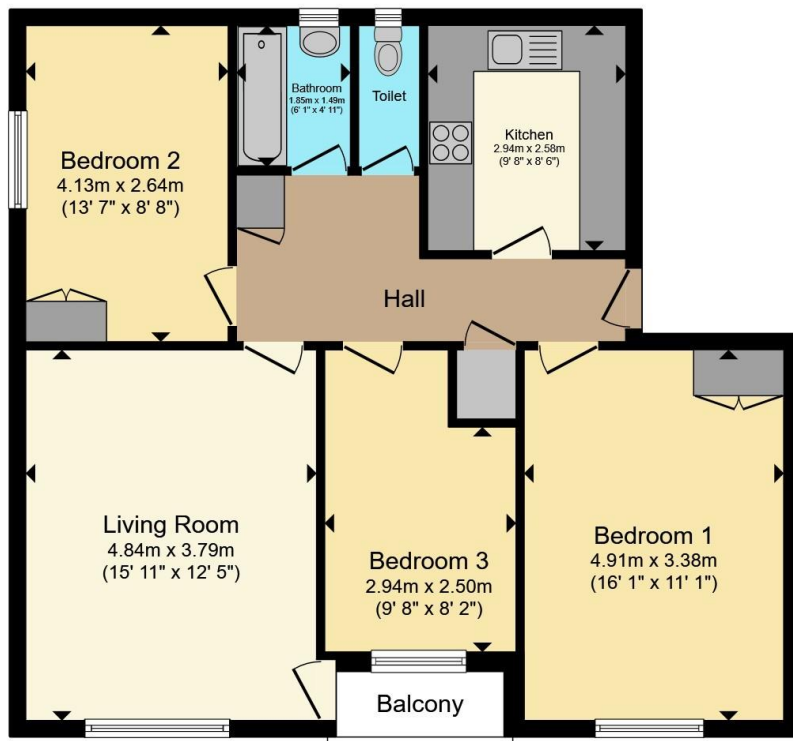
w/c

Low-level w/c and double-glazed window to rear.

Outside

There is a garage en-block and communal parking.





Total floor area 78.4 m² (844 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

Connells



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: C

Council Tax
Band: C

Service Charge:
1450.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313213

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1965. 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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