



**Connells**

Anchor Street  
IPSWICH





### Property Description

Connells are pleased to bring to market this one bedroom apartment situated on the third floor with partial views over the Marina and is being sold with no onward chain. The apartment has been decorated to a high standard throughout and has an open plan living/dining area, a well equipped kitchen, a modern bathroom, a balcony and a good size bedroom. The property also has a allocated parking space

Ipswich Waterfront is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas. Festivals and events are held along Waterfront throughout the year. The Waterfront is also home to DanceEast, the University of Suffolk's Ipswich Campus, the Suffolk Archives' new, cutting-edge visitor centre The Hold and two river trip operators. The property is also within walking distance to the mainline station, which has direct trains to London (around one hour) and the Midlands. Ipswich, being located on the A12 and A14, means its within easy reach of London and the rest of the country, and of course the stunning Suffolk countryside and coastline.

### Communal Entrance

Accessed via entrance door into communal hall which has lifts and stairs to all floors.

### Entrance Hall

Accessed via entrance door, airing cupboard and doors giving access to:

### Lounge/Diner

18' 4" x 15' 5" ( 5.59m x 4.70m )  
Double glazed window to side and double glazed door to balcony, electric panel heater and inset spotlighting.

### Kitchen

9' 2" x 7' ( 2.79m x 2.13m )  
Double glazed window to side and comprises of wall and base level units with electric oven, hob and extractor over, space fridge freezer, built in washing machine, stainless steel 1 1/2 bowl sink and drainage unit inset into work surfaces.

### Bedroom

14' 6" x 8' 5" ( 4.42m x 2.57m )  
Double glazed window to side with partial marina and water views, mirrored built in wardrobes and electric panel heater.

### Outside

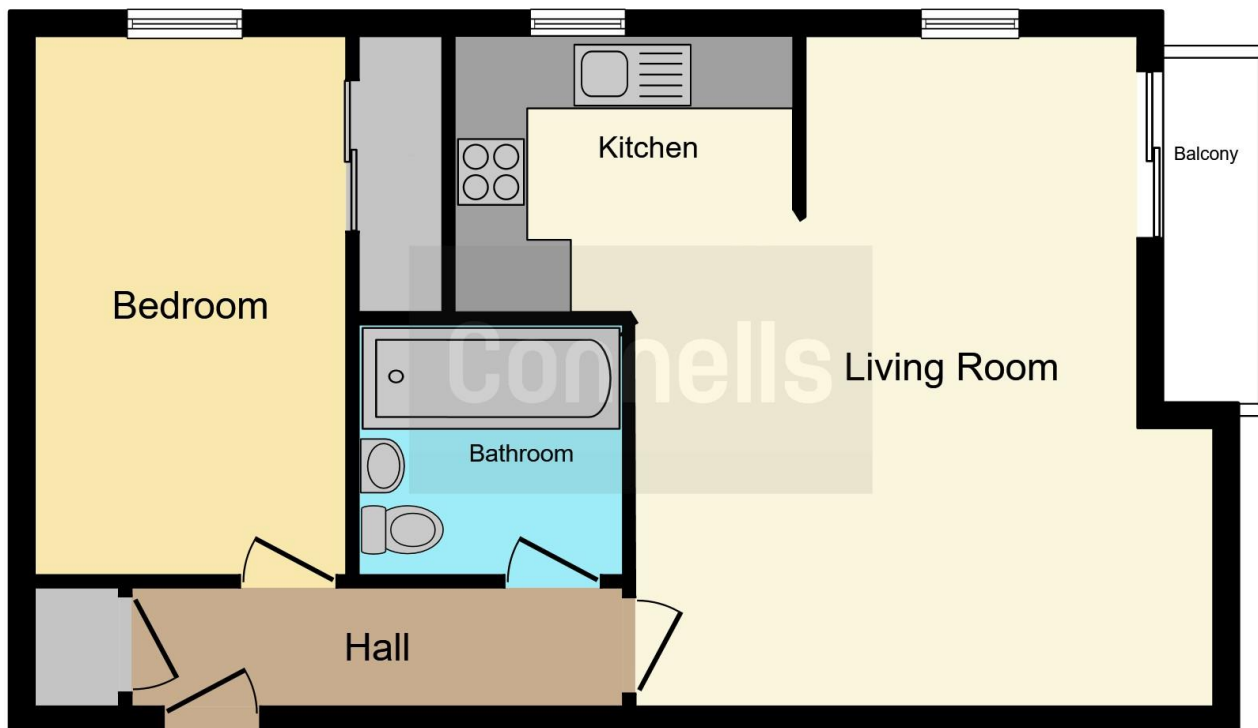
The property comes with one allocated parking space.

### Agent Note

The property holds an EW1S certificate of compliance.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 2740.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312635](http://connells.co.uk/Property/ICH312635)**

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.

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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