

Connells

Duke Street
Ipswich

Duke Street
Ipswich IP3 0BX

for sale offers in excess of
£120,000







Property Description

A well presented two bedroom modern apartment recently refurbished to a high standard throughout and offers stylish, contemporary accommodation in a highly convenient Ipswich location. Ideally suited to first-time buyers, professionals, investors or those looking for a low-maintenance home close to the town centre and waterfront.

The accommodation is tastefully decorated throughout, having been refurbished with a modern and contemporary finish. The property comprises of a well proportioned living/ dining area, with plenty of natural light creating a bright and comfortable environment, a modern fitted kitchen area, two bedrooms and contemporary bathroom suite. There is large private balcony, providing a fantastic outdoor space that is ideal for relaxing, enjoying a morning coffee or entertaining during the warmer months. Further benefits include an allocated parking space, providing convenient off-road parking, and the property is offered with no onward chain.

Duke Street is situated in a convenient and increasingly popular part of Ipswich, within easy reach of the vibrant Ipswich Waterfront and the town centre. The waterfront is renowned for its attractive marina setting and offers a fantastic selection of restaurants, cafés, bars and leisure facilities, making it a popular destination for both residents and visitors.

Accommodation

Communal Entrance

Secure communal entrance hall with stairs and lift access to all floors.

Entrance Hall

Spacious entrance hall with storage cupboard and airing cupboard.

Open-Plan Lounge/Kitchen

A bright living space with French doors opening onto the balcony, blackout curtains and voile privacy curtains.and electric storage heating.
The kitchen is fitted with a range of wall and base units, under-cupboard lighting. stainless steel sink with drainer set into work surfaces, candy Multifunction, electric multi -function steam clean oven, induction hob with extractor hood over, washer dryer and Frost Free Fridge Freezer.

Bedroom One

Double bedroom with door opening onto the balcony and electric storage heater, blackout curtains

Bedroom Two

Good-sized second bedroom with double-glazed window to the front aspect, blackout roller blind and electric panel heater.

Bathroom

Fitted with a low-level w/c, vanity wash hand basin, panelled bath with shower over, and electric heater.

Outside

The property benefits from a private balcony, one allocated parking space and there is also managed communal gardens and lockable communal bike store.

Service Charge

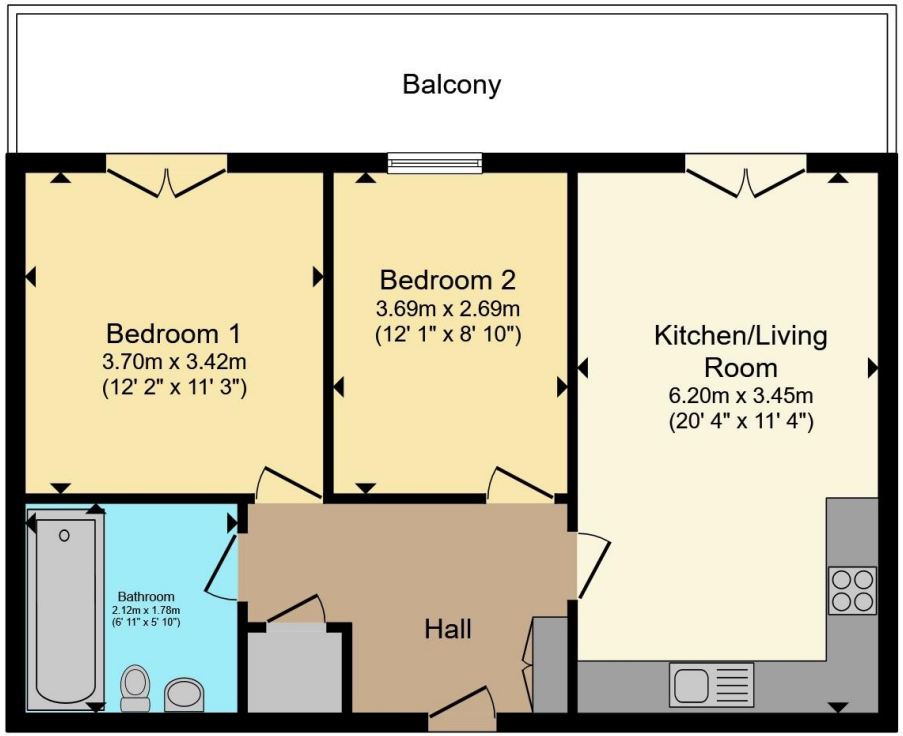
Please note that the service charge amount includes water and buildings insurance

Agent's Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 60.5 m² (651 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

To view this property please contact Connells on

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6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Council Tax Band: B

Service Charge: 2478.67

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH313486

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.