

Connells

Stoke Quay
Ipswich

Stoke Quay
Ipswich IP2 8SN

for sale offers in excess of
£140,000







Property Description

Situated in the sought after Stoke Quay development, this beautifully presented two-bedroom apartment enjoys stunning views across Ipswich Marina and offers a fantastic opportunity for those seeking waterfront living within easy reach of the town centre and mainline railway station. The property features a spacious lounge/diner with doors opening onto a balcony overlooking the marina, creating the perfect space to relax and enjoy the ever-changing waterfront scenery. The well-appointed kitchen is fitted with a range of shaker-style units and appliances, whilst the generous principal bedroom benefits from a dressing area and en-suite shower room. A second double bedroom, family bathroom and ample storage complete the accommodation. Residents benefit from secure communal access, an allocated parking space behind electric gates, and a highly desirable waterside location.

Stoke Quay and the vibrant Ipswich Waterfront offer an excellent selection of restaurants, cafés, bars and leisure facilities right on the doorstep. Ipswich town centre is within easy walking distance, providing a wide range of shopping and everyday amenities, while Ipswich mainline railway station is conveniently close by, offering direct services to London Liverpool Street. The property also enjoys excellent access to the A 12 and A 14, making it ideal for commuters.

Early viewing is highly recommended to appreciate both the spacious accommodation and enviable marina setting.

Accommodation

Communal Entrance

Secure communal entrance with Fob entry and intercom system connected to a convenient smart phone app for visitors leading to a well-maintained stairwell and lift providing access to the apartment.

Entrance Hall

Carpeted flooring, electric heater, storage cupboards and doors leading to:

Lounge/Diner

A bright and spacious living area featuring carpeted flooring, pendant lighting, electric heater, and double-glazed window and doors opening onto the balcony, enjoying stunning river views. Open archway leading through to:

Kitchen

Fitted with matching shaker-style wall and base units, complemented by tiled splash backs. Features include an oven, Hotpoint hob, extractor hood, integrated dishwasher, space for a washing machine and fridge freezer, stainless steel one-and-a-half bowl sink with drainer and mixer tap, spotlights, and tiled flooring.

Bedroom One

A generously sized principal bedroom benefiting from a spacious dressing area with freestanding wardrobes (which can remain), built-in double wardrobe, electric heater, pendant lighting, and double-glazed windows overlooking the river. Door leading to:

En-Suite

Comprising a low-level w/c, wash hand basin, heated towel rail, double shower with tiled surround, partially tiled walls, vinyl flooring, extractor fan and shaving point.

Bedroom Two

Double bedroom with wood-effect flooring, electric heater, pendant lighting, freestanding wardrobe, and double-glazed window and door providing access to the balcony with river views.

Bathroom

Fitted with a low-level w/c, wash hand basin, panelled bath with mixer tap and hand held shower attachment, storage cabinet, tiled flooring, partially tiled walls, heated towel rail, extractor fan and spotlights.

Outside

The property further benefits from an allocated parking space, accessed via secure electric gates with fob entry system.

Agent Note

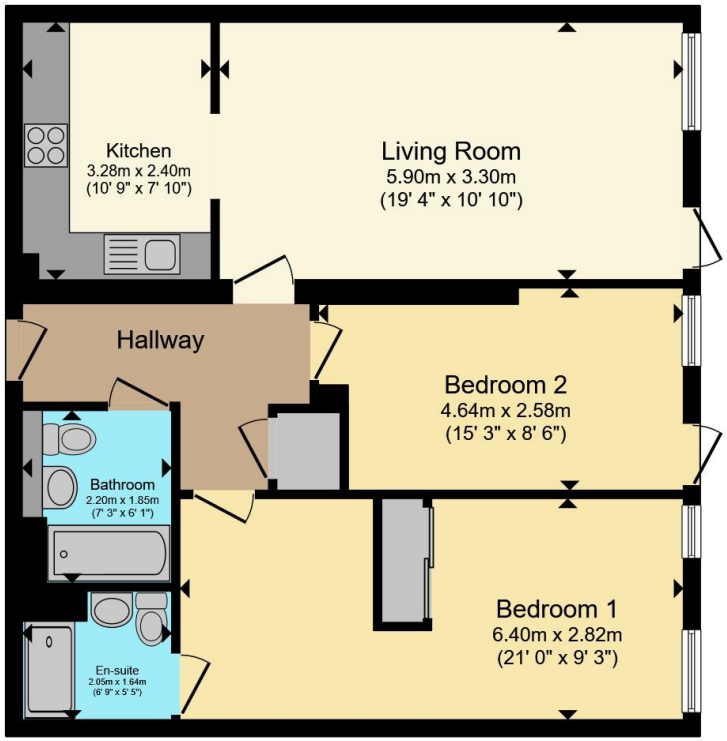
White goods, wardrobes and blinds to remain.

Agent Notes

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 74.5 m² (802 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

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Council Tax Band: D

Service Charge: 3430.64

Ground Rent: 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ICH312809

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.