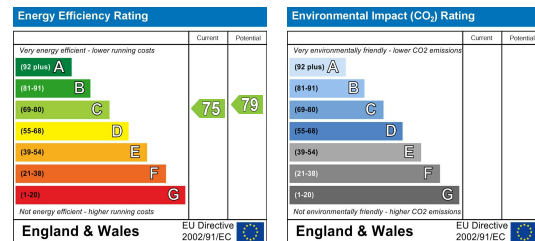


Total floor area 56.2 sq.m. (605 sq.ft.) approx

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). Plan produced for Purplebricks. Powered by www.focalagent.com



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

504 Coprolite Street, Ipswich IP3 0BN

£170,000

A STUNNING 1 bedroom 5th floor apartment benefiting from a BALCONY with south facing river views boasting a sun trap throughout the year, a beautiful open plan living space with a replacement kitchen, UNDERFLOOR heating, secure off road parking. The impressive NEPTUNE MARINA apartment block is located on Ipswich waterfront and boasts an impressive roof top terrace with panoramic view of the river and is convenient for local bars, restaurants, shops and train station and town centre.



504 Coprolite Street, Ipswich, IP3 0BN

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Door to communal hall with lift and stairs.

ENTRANCE HALL:

Under floor heating, doors off, airing cupboard with a new hot water tank installed 2024.

KITCHEN/LIVING ROOM: 21'11 x 14'1 (6.68m x 4.29m)

This open plan living space is light and airy with sliding doors to the south facing BALCONY with direct views of the river. There is a feature electric fire and TV unit, under floor heating, feature wall, inset ceiling spot lighting. Opens to kitchen.

The fitted kitchen has wall and base units, electric hob with extractor over, electric oven and integrated washing machine, fridge and freezer. Worktops, sink and drainer, drawers and breakfast bar. Inset ceiling soft lighting.

BALCONY:

BALCONY with direct views of the river.

BEDROOM 1: 16'10 x 10'11 (5.13m x 3.33m)

Double glazed window, under floor heating, door to walk in wardrobe with fitted shelving and pull out hanging rails.

BATHROOM: 7'2 x 5'9 (2.18m x 1.75m)

A double shower tray with glass screen and tiled walls, hand wash basin and vanity unit, W.C. Extractor fan.

OUTSIDE:

There is an allocated parking space in the secure under ground parking facility. Access to the roof top terrace via lift and stairs.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

