



Neptune Square, Ipswich, IP4 1QH

welcome to

Neptune Square, Ipswich

Situated on the prestigious Ipswich Waterfront, this second floor apartment benefits from two bedrooms, a separate bathroom and en suite, a balcony off the lounge, with stunning views and one allocated parking space. NO ONWARD CHAIN!

Agents Note:

Please note this property is a Managed Freehold (A Managed Freehold is any freehold with shared amenities, where you pay a Management / Service Charge or contribution) 1.447% of Estate and 2.164% for Waterside.

Entrance Hall

Wood effect flooring and an airing cupboard.

Lounge

Double glazed window to the rear, carpet flooring, one radiator, TV point and sliding doors leading to the balcony, facing the Waterfront with stunning views.

Kitchen

Marble tiled effect flooring, eye and base level units with marble effect worktop surfaces, an integrated oven with induction hob and extractor fan, an integrated washing machine, bin store, fridge/freezer and dishwasher, spotlights and a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

Bathroom

Part tiled walls, tiled effect flooring, spotlights, enclosed WC, vanity sink and a bath with overhead shower and glass screen.

Master Bedroom

Carpet flooring, one radiator, double glazed window to the front, a built in wardrobe and a door to the en suite.

En Suite

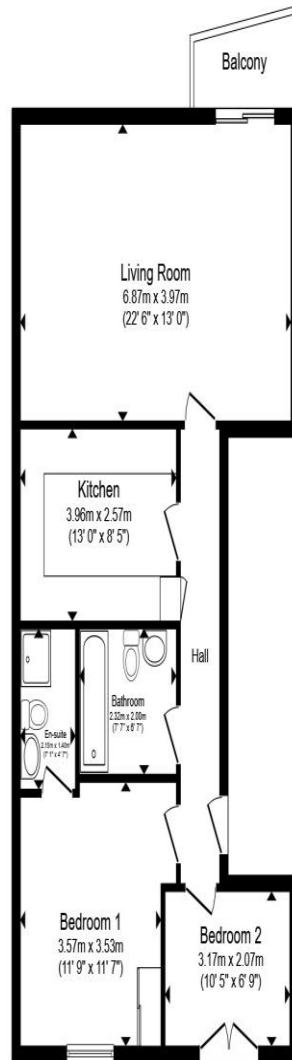
Tiled effect flooring, enclosed WC, vanity sink, cabinets, a shower with glass enclosure and heated towel rail.

Bedroom Two

Carpet flooring, one radiator and French doors leading to a Juliet balcony to the front.

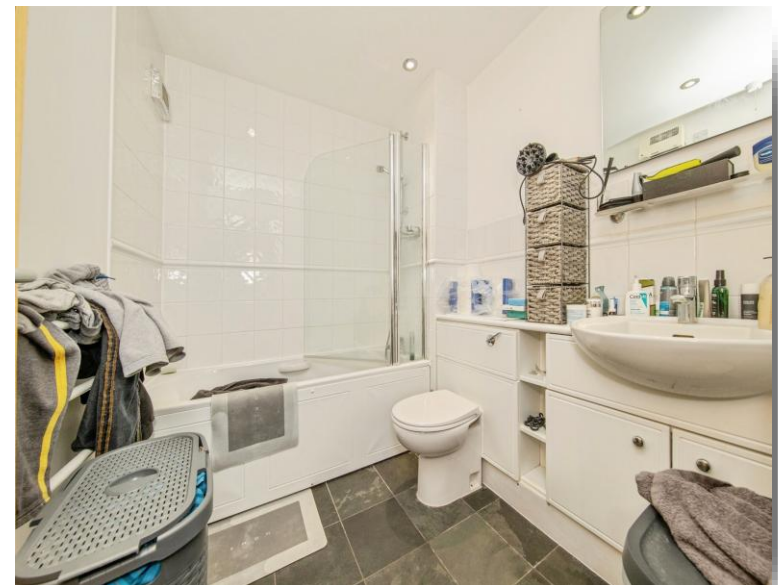
Parking

One allocated parking space.



Total floor area 73.2 m² (788 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



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- No onward chain
- Two bedrooms
- Separate bathroom & en suite
- A balcony with stunning Waterfront views
- One allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2665.26

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£240,000



view this property online williamhbrown.co.uk/Property/IPS121694



Property Ref:

IPS121694 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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