

FOR SALE



Key Street, Ipswich
Asking Price Of £175,000


MARTIN & CO

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- Two Double Bedrooms
- Intergrated Appliances
- Automatic Ventilation System
- Utility Room
- No Onward Chain

Martin & Co are pleased to offer for SALE this two double bedroom sixth floor apartment located in the iconic Winerack Development on Ipswich Waterfront. This contemporary Apartment has allocated parking which will is located in a unique Multi Parking stacking system.



HALLWAY The hallway has doors leading to all rooms, featured wood effect vinyl flooring and a good size storage cupboard.

LIVING ROOM / DINNING ROOM Wood effect vinyl flooring, integrated appliances to include electric cooker, hob and extractor, fridge freezer and dishwasher. There are two state of the art low energy electric panel heaters in this area.

BEDROOM ONE fitted carpets in dove grey. An electric panel heater and tilt and slide windows.

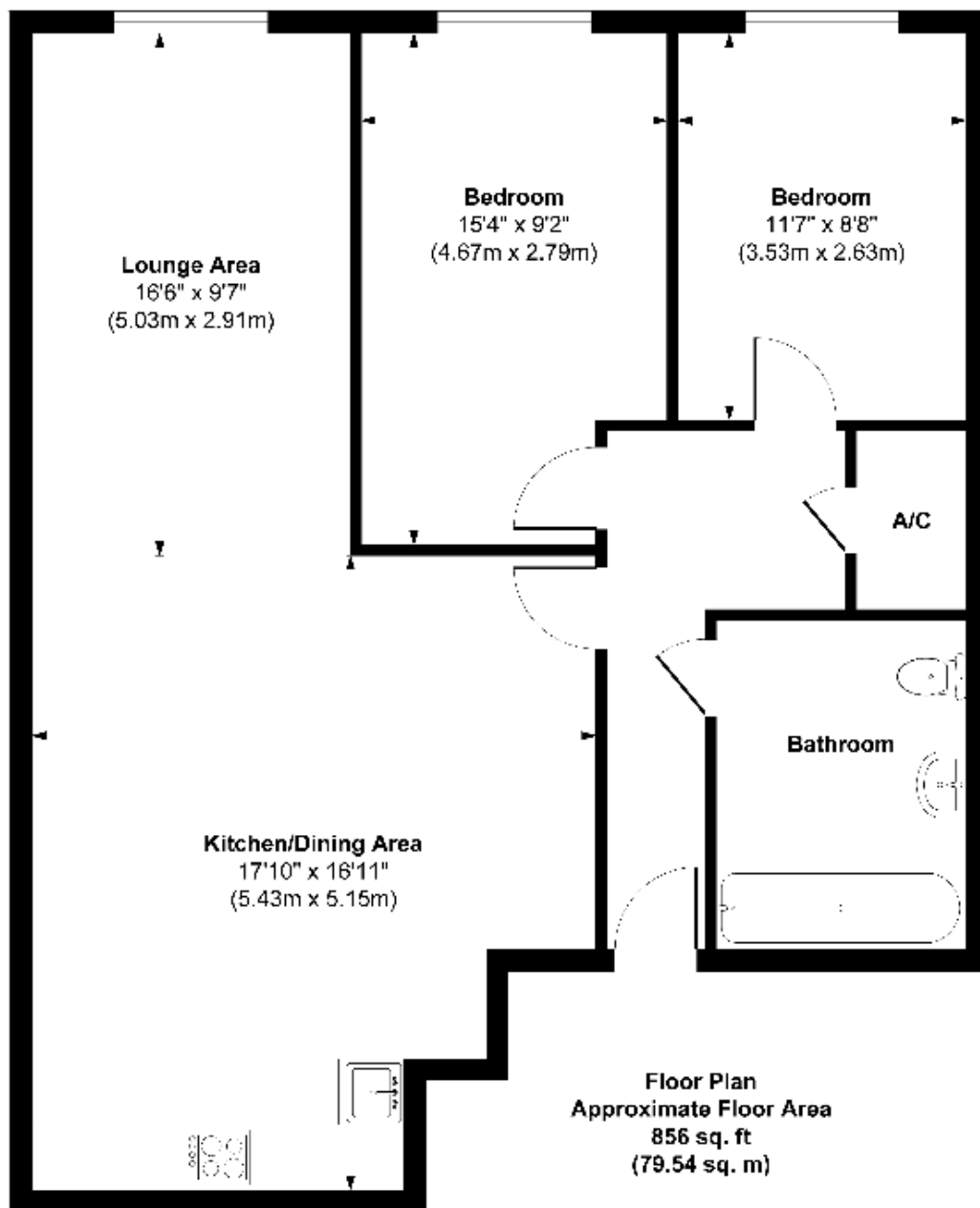
BEDROOM TWO Double bedroom with fully fitted dove grey carpets, electric panel heater and tilt and slide windows.

UTILITY ROOM There is a separate utility room which houses the washing machine, hot water storage tank. Vent-Axia ventilation system and has additional storage capacity for domestic cleaning equipment.

BATHROOM The Apartment features a luxury bathroom with wood effect vinyl flooring, electric heated towel rail, bath with shower over, low level WC and wash basin.



The Winerack, Ipswich



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co Ipswich

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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.