

36 Neptune Square, Ipswich, IP4 1QH



**Leasehold**

Guide Price

**£525,000**

Subject to contract

**Panoramic views**

4 bedrooms

2 reception rooms

2 en-suites and family bathroom

Garage



# Some details

## General information

Neptune Quay is a prestigious development situated on Ipswich's thriving and sought-after Waterfront with panoramic views over the Marina and beyond. It is surrounded by several restaurants, amenities and a short walk from Ipswich town centre and train station.

Offering in excess of 1500 sq. ft. of accommodation and occupying three floors is this superior four bedroom Penthouse. In addition to two other balconies, the third floor consists of the impressive Belvedere/study which has a further balcony with far reaching views.

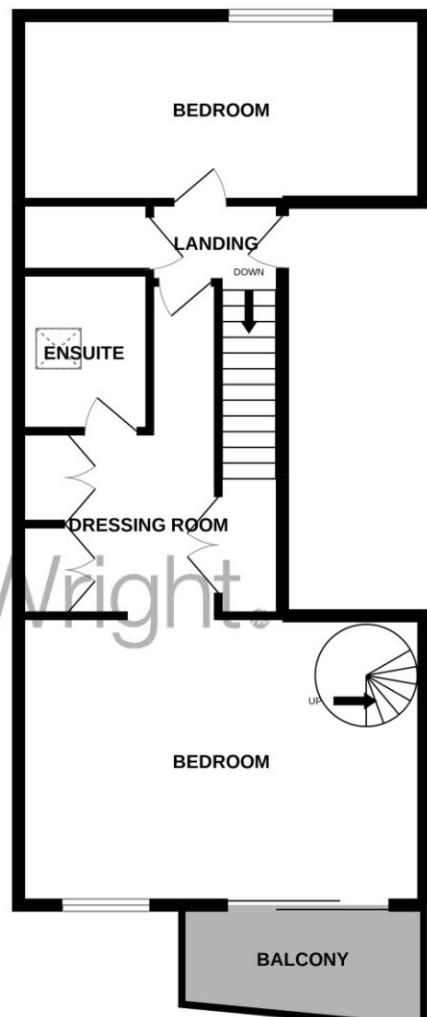
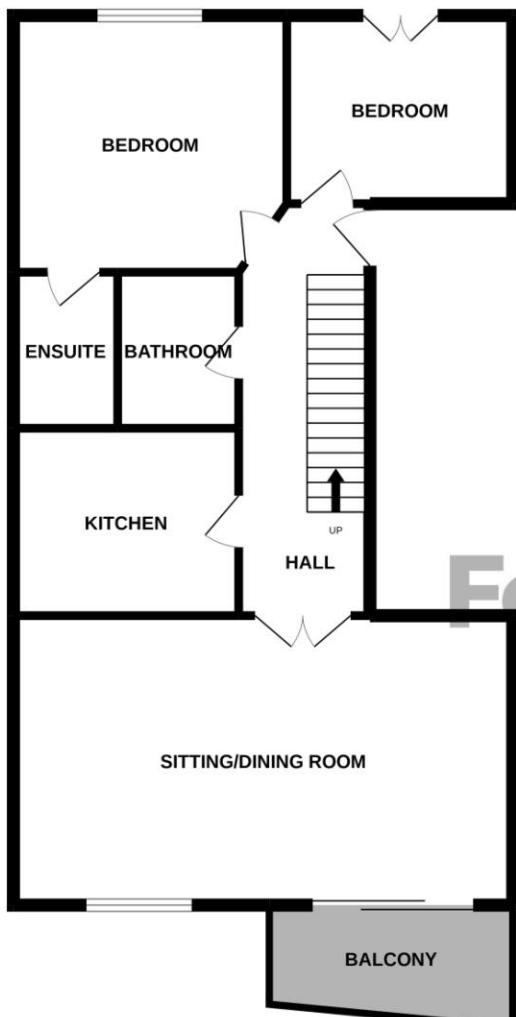
The reception hall has an entry system, stairs to the first floor and doors off. Double doors open into the sitting/dining room which has patio doors to the balcony with views over the Marina. Adjacent is a contemporary kitchen which has an extensive range of base and eye-level units, work surfaces and sink. There are a range of integrated appliances including an oven and hob with extractor over, fridge/freezer, dishwasher. and washer/dryer. There is also a family bathroom with bath, basin and WC and two bedrooms one of which is a double with an en-suite shower room, comprising shower, basin and WC.

On the first floor is a double bedroom overlooking the central courtyard and the main bedroom suite with a dressing room with built-in wardrobes and door to the en-suite which has a double walk-in shower, basin and WC.

The spacious main bedroom, spans the width of the property has a balcony overlooking the Marina and spiral staircase leading to the Belvedere/study which has windows to the side and patio doors to the front providing access on to the final balcony with far-reaching views across to the South.



An opportunity to purchase this superior penthouse apartment situated within the prestigious Neptune Quay development overlooking Ipswich Marina.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Reception hall**

19' x 5' 11" (5.79m x 1.8m)

**Sitting room**

22' 6" x 13' (6.86m x 3.96m)

**Kitchen**

10' 2" x 8' 5" (3.1m x 2.57m)

**Bedroom three**

12' 3" x 11' 7" (3.73m x 3.53m)

**Ensuite**

7' x 4' 8" (2.13m x 1.42m)

**Bedroom four**

10' 55" x 8' 6" (4.44m x 2.59m)

**Bathroom**

6' 8" x 5' (2.03m x 1.52m)

**First floor****Bedroom one**

18' 3" x 12' 8" (5.56m x 3.86m)

**Ensuite**

8' 9" x 5' 6" (2.67m x 1.68m)



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**Dressing room**

8' 1" x 5' 7" (2.46m x 1.7m)

**Bedroom two**

18' 3" x 9' 4" (5.56m x 2.84m)

**Second floor****Belvedere/Study**

13' 2" x 8' 10" (4.01m x 2.69m)

**The outside**

To the rear of the property is a communal courtyard which incorporates a parking area. This is accessed via electronically operated gates, which each owner would have vehicular and pedestrian access.

This penthouse apartment has the added advantage of a secure parking by way of a garage. The garage, which has an electric up and over door, power and light connected, measures approximately 20ft. in length. To the rear of the garage is a 10' x 9' storage room.

**Where?**

Neptune Quay is situated on the thriving Ipswich Waterfront development, built by Bellway Homes in 1999. The Waterfront has an abundance of amenities including The Salthouse Harbour Hotel and many restaurants and bars.

For the commuter there is excellent links to Ipswich train station which has services to London's Liverpool Street. Ipswich town centre is also a short distance away which offers an abundance of shopping facilities, boutique shops, coffee houses, bars and restaurants.

**Important information**

Council Tax Band - G

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

EPC rating - TBC

Our ref - CJJ



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**Lease information**

The original lease was created in 1999 for 125 years

Ground rent per annum is £125

Service charge per annum £2,600 plus building's insurance and water

(These charges are for the current year and maybe subject to change)

**Agents note**

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

**Further information**

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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**Viewing**

To make an appointment to view this property please call us on 01473 232 700.



## Directions

Proceed south of Ipswich town centre on St. Nicholas Street which leads into St. Peters Street. Bear left into the one-way system and follow this round in the right hand lane, through two sets of traffic lights. Then bear right getting into the left hand lane with the University on the right, at the traffic lights continue straight over, turn right into Pownall Road and at the end of the road turn right into Duke Street. Continue to the traffic lights and turn left onto Fore Street where the entrance to Neptune Square will be found on the left hand side. Number 36 can be found within the secure gated grounds on the right.

To find out more or book a viewing

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