



- Available now
- Close to Town Centre
- Short walk to Waterfront
- Recently refurbished building

34 Foundation Street, Ipswich IP4 1BX

EPC Rating 'B'

*Recently refurbished apartment built in the old Unicorn House Brewery building. Close to the Town Centre, short walk to Neptune Marina. Built in appliances. Allocated car parking for one and bicycle parking facility. Attractive communal entrance.



Property Description

This is an exciting opportunity to be the first to move into this newly refurbished apartment. Set in a prime location in the heart of Ipswich. Freshly styled to a high modern standard, with newly laid flooring throughout.

The Unicorn Brewery building itself is rich with character and history as detailed by the archaic sign looking down onto Foundation Street and the original iron gates that still hang by the cobbled entrance by the Northern face of building.

COMMUNAL ENTRANCE

Attractive communal entrance with stair leading to the first floor where the apartment can be found (only two apartments share this section of the floor).

HALLWAY

10' 3" x 4' 6" (3.12m x 1.37m)

Walk into a delightfully spacious hallway with wood effect vinyl flooring throughout, doors leading off to all rooms. Security phone intercom system to wall.

Boiler/airing cupboard to end.

BEDROOM

11' 2" x 10' 2" (3.4m x 3.1m)

The bedroom is a light and airy room with newly fitted grey carpet. Two large windows.

KITCHEN/LIVING AREA

12' 11" x 14' 7" (3.94m x 4.44m)

Open plan kitchen/living area in pristine condition with large window to end filling the room with plenty of light, wood effect vinyl flooring throughout. Modern kitchen with wooden roll top surfaces, white gloss wall and base units, integrated fridge/freezer and washer/dryer. Oven with halogen hob and extractor over.





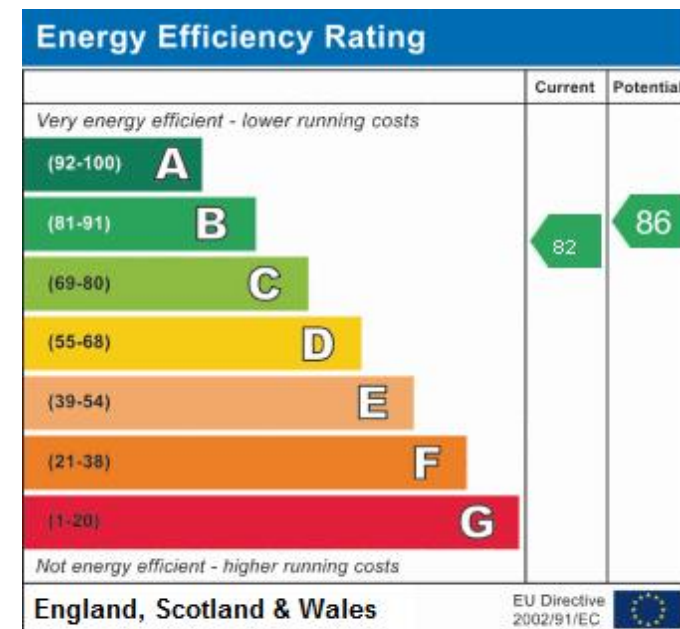
BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m)

Part tiled bathroom with white panelled bath with built in alcove, low level shower attachment in place, with a new overhead shower head to be fitted. Sink with stylish wooden vanity unit under, large mirror over. Low level WC. Extractor fan.

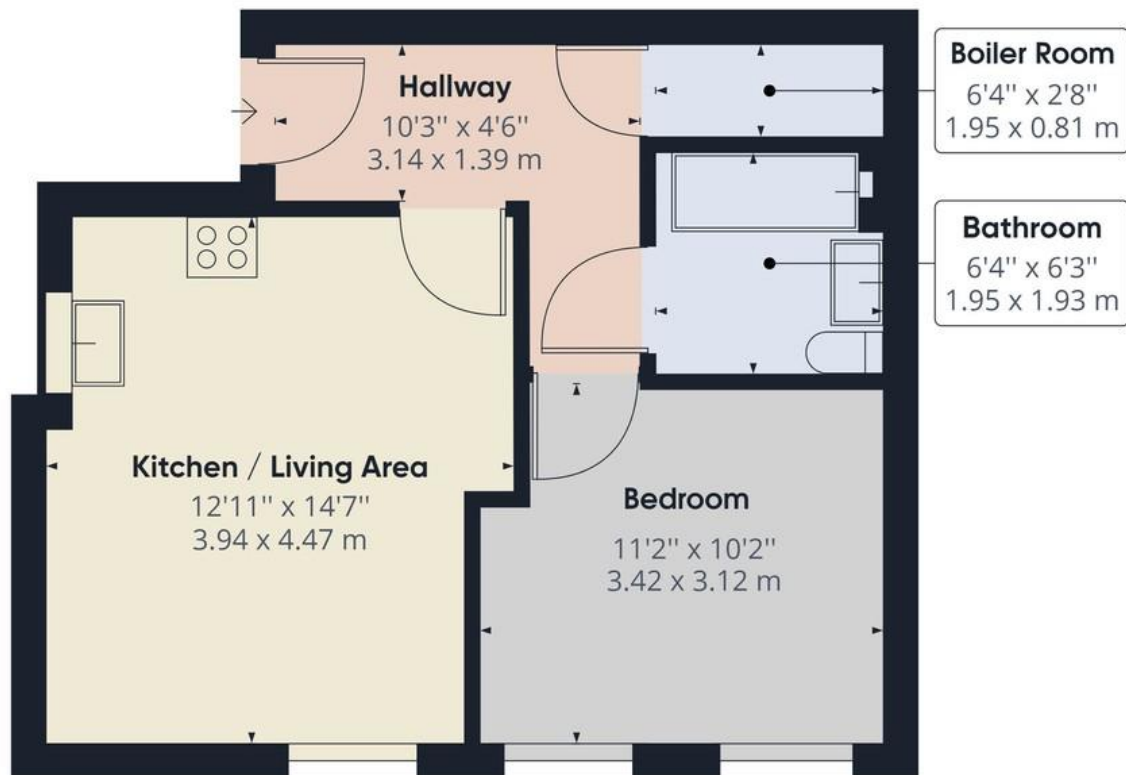
OUTSIDE

Carpark to the rear with one allocated parking space.



Address:

Foundation Street



Approximate total area⁽¹⁾
 417.37 ft²
 38.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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