



Apartment | 1 Coprolite Street | Ipswich | IP3 0BL

Asking Price £155,000 Leasehold



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estate agents

Apartment, 1 Coprolite Street, Ipswich, IP3 0BL

CHAIN FREE - A freshly decorated two bedroom first floor apartment set in the extremely popular Neptune Marina development on the Ipswich Waterfront. The property comprises contemporary open plan living/dining area with a fitted kitchen and integrated appliances, as well as a floor to ceiling patio style door allowing access to the balcony area. Master bedroom suite with fitted wardrobes and ensuite shower facilities, a further second double guest bedroom and a family/guest bathroom. Additional benefits of this building include on site secure allocated parking for one vehicle which is favourably located, as well as secure storage for cycles underground. In addition there is a landscaped communal roof terrace which is well maintained and accessed at 6th floor level. The Marina has a wide variety of restaurants and hotels, coffee shops/bars and offers a vibrant yet relaxing atmosphere whilst offering convenience to the town centre and mainline to London train station.

ENTRANCE HALL

Entrance hall has intercom system and airing cupboard it also has doors leading to the remaining accommodation.

LOUNGE/ DINER/ KITCHEN

21' 6" max x 13' 1" approx. (6.55m x 3.99m) The lounge has floor to ceiling balcony doors leading out on to the balcony area. The kitchen comprises of base units with straight edged work surface with integrated sink which is one and a half bowl. It has integrated appliances to include fridge/freezer, dishwasher and washing machine, there is an integrated oven and hob with extractor unit over, spot lighting and electric under floor heating.

MAIN BEDROOM

16' 5" x 10' 3" approx. (5m x 3.12m) Bedroom one has rear aspect windows, built in wardrobes and an en suite shower room.

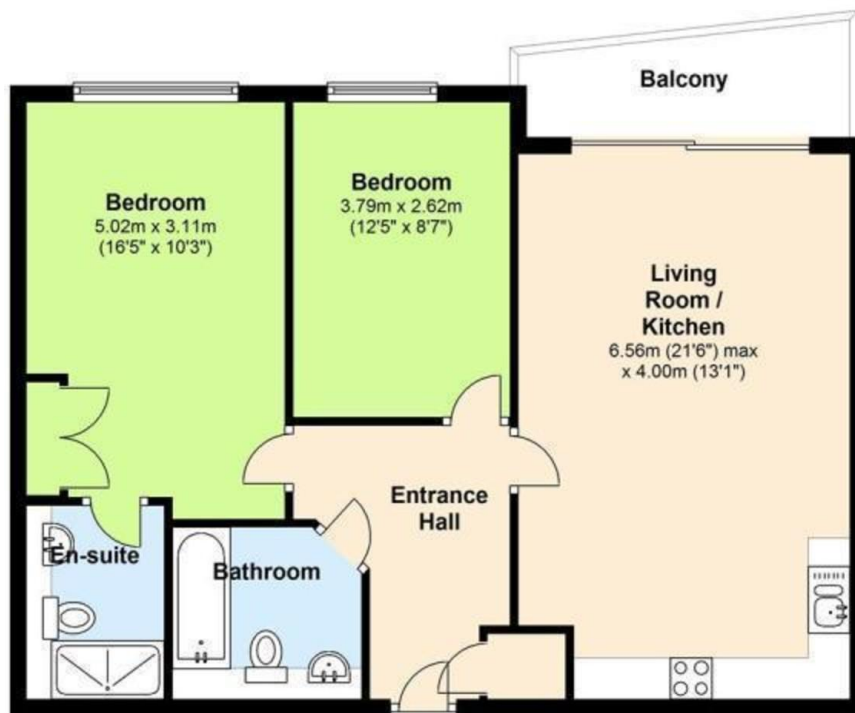
EN-SUITE

En suite comprises of low level WC and hand wash basin set into base unit. There is a tiled shower cubicle, heated towel rail and extractor unit.



Ground Floor

Approx. 68.7 sq. metres (739.9 sq. feet)



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

Prepared By david-mortimer.com
Not To Scale For Identification Purposes Only
Plan produced using PlanUp.

BEDROOM TWO

12' 5" x 8' 7" approx. (3.78m x 2.62m) Bedroom two has rear aspect window, electric under floor heating and spot lighting.

BATHROOM

The bathroom suit comprises of a low level WC and hand wash basin that is sunk into base unit. There is also a panel bath tub with a shower attachment over. There is a heated towel rail and an extractor unit.

NEPTUNE MARINA ENTRANCE RECEPTION

Neptune Marina has two communal entrance lobbies with lifts to all floors. The main entrance area offers seating and post box facilities. There is secure parking of which this apartment has one allocated space. The parking is situated beneath the block in a secure remote controlled gated area, together with a secure cycle store. There is also a superb well maintained contemporary landscaped roof garden incorporating planted, paved, and decked areas suitable for relaxing, and which are for the exclusive use of residents and guests. An on-site concierge service based in the Neptune Marina management office is also available to residents.

LEASE DETAILS

LEASE REMAINING - Approximately 106 years.

GROUND RENT - Approximately £200 Per Annum.

SERVICE CHARGES - Approximately £4,200 Per Annum including buildings insurance and water use.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 Per Annum.

NEARBY SCHOOLS

Cliff Lane Primary and Ipswich Academy High.

Energy performance certificate (EPC)

Flat 1, Coprolle Street IPSWICH IP3 0BL	Energy rating D	Valid until: 3 March 2027 Certificate number: 6348-6091-7217-5103-4944
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Property type	Mid-floor flat
Total floor area	68 square metres

Rules on letting this property

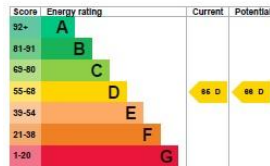
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be D.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



**VIEWING STRICTLY BY APPOINTMENT
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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk