



The Shamrock, Regatta Quay, Ipswich, IP4 1FG

welcome to

The Shamrock, Regatta Quay, Ipswich

This beautiful, 3rd floor, duplex apartment benefits from a large, master bedroom with mezzanine floor, an open plan kitchen/diner/lounge, lift access and one allocated parking space. NO ONWARD CHAIN!

Entrance Hall

Carpet flooring, an understairs storage cupboards, a further storage cupboard, spot lights and a staircase.

Ground Floor Bathroom

Fully tiled walls, tiled flooring, an enclosed WC, wash hand basin, a bath with overhead shower and glass screen, chrome heated towel rail, spot lights and a fitted mirror.

Kitchen/Diner/Lounge

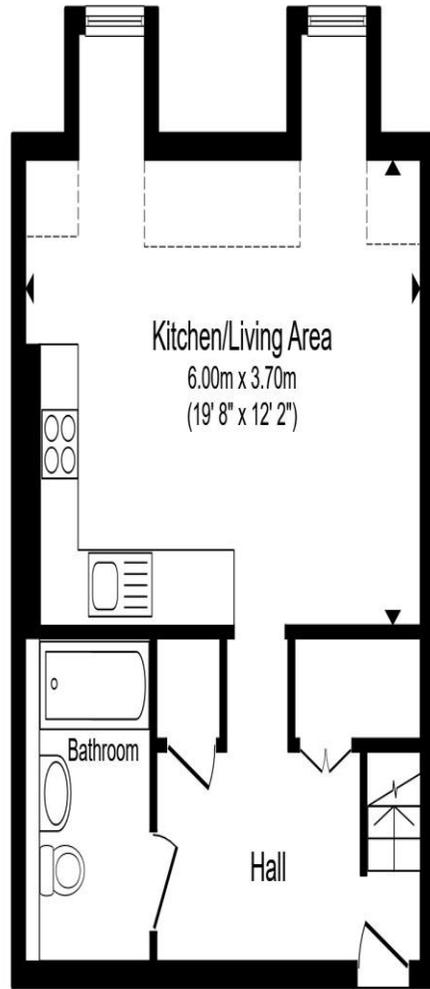
Stunning, open plan room with vaulted ceilings to the mezzanine above, carpet flooring in the lounge/diner area, tiled effect flooring to the kitchen area, spot lights, TV point, wall papered walls, radiators, eye units in white, base units in wood effect with stone effect worktop surfaces, a sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated dishwasher and fridge/freezer, tiled splashback and under counter lighting.

1st Floor Master Bedroom

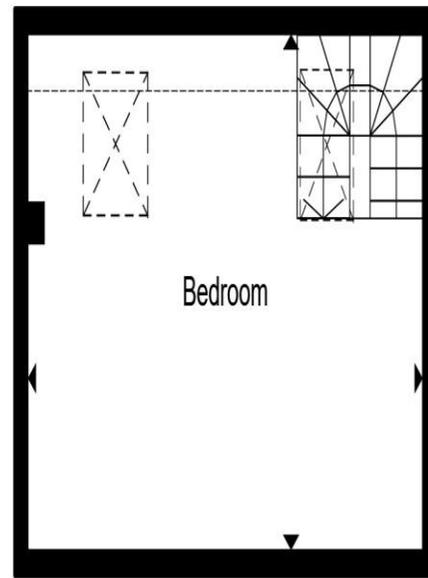
Large master bedroom, which could be split into two rooms, with carpet flooring, double glazed windows to the front, wall papered walls, ample storage space and a mezzanine overlooking living area.

Parking

One allocated parking space.



Ground Floor



First Floor

Total floor area 64.8 m² (697 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



welcome to
**The Shamrock, Regatta Quay,
Ipswich**

- No onward chain
- Beautiful, duplex, mezzanine apartment
- Lift access
- Very large master bedroom
- One allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2600.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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

£140,000



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Property Ref:
IPS120271 - 0004

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk