



**Connells**

Montrose Court Rose Hill Crescent  
Ipswich

# Montrose Court Rose Hill Crescent Ipswich IP3 8ER

for sale offers in excess of  
**£115,000**



## Property Description

Connells are pleased to offer this two bedroom first floor apartment located to the east of Ipswich and situated near many local amenities. The property has a separate lounge, kitchen/diner, modern shower room, ample off-road parking, large communal area and the home is close by to the rejuvenated waterfront marina which boasts many restaurants, bars and cafes.

The property is situated near many local amenities, schools and has good local transport links into nearby Ipswich which has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

## Communal Entrance

Accessed via communal entrance door and stairs rising to the first floor.

## Entrance Hall

Accessed via entrance door into entrance hall.

## Lounge

Window to front and radiator.

## Kitchen/Diner

Window to rear, Wall and base level units with the stainless steel sink and drainage sink inset into work surfaces, plumbing for washing machine, space for fridge freezer, dishwasher, electric hob induction with extractor over and space for oven.

## Bedroom One

Window to front with mezzanine bedroom area and radiator.

## Bedroom Two

Bay window to side with mezzanine area.

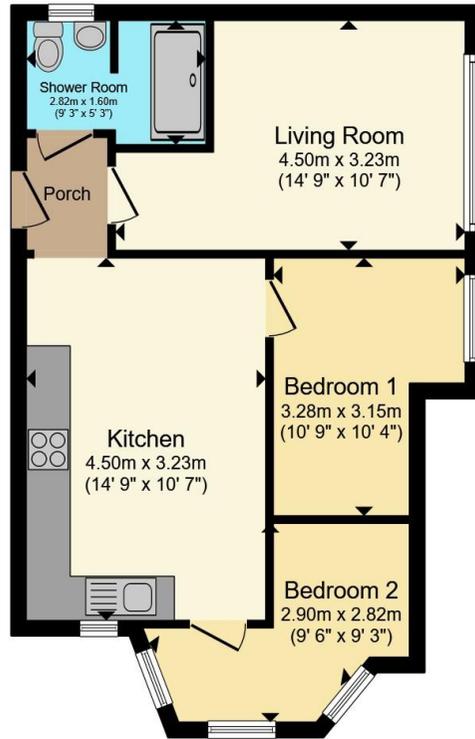
## Bathroom

Comprises a walk in shower unit, pedestal wash hand basin, low-level w/c and window to side.

## Outside

Ample off-road parking and communal garden areas.





Total floor area 65.0 m<sup>2</sup> (700 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](http://www.propertybox.io)



To view this property please contact Connells on

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6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: F Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 1620.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ICH312992](http://connells.co.uk/Property/ICH312992)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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