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The Winerack, Key Street, Ipswich, Suffolk, IP4 GP: £375,000 to £400,000

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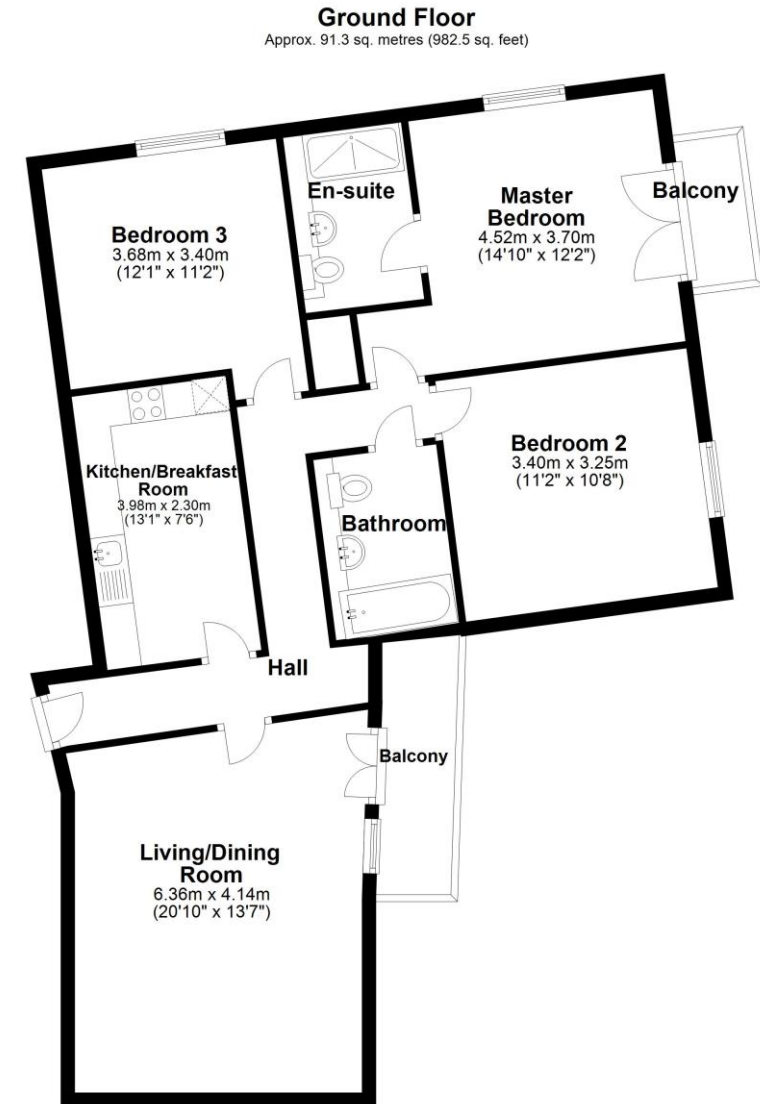
This exceptional light and airy three-bedroom quayside apartment is situated on the sought-after Winerack development on the Ipswich waterfront located at the head of the picturesque River Orwell, with breathtaking views across the marina. It is complemented by fabulous amenities from the chic award-winning Salthouse Harbour hotel to individual bars and bistros; it is a 10 minute walk from the train station and ideally located within the sought-after Northgate School catchment area. Its contemporary design promotes stylish and uncomplicated living for the professional and families alike; and the apartments are arranged over four buildings (quarters) with their own secure communal entrance. The apartment is just three years old having been completed in 2021 so is still covered by the 10-year Premier Guarantee; and the building comes with a concierge service, sprinkler systems to all floors, and non-combustible exterior cladding. It benefits from three double bedrooms, two balconies with south and east views, both with seating areas; Wi-Fi home automation heating system; Sky Q television connectivity; smart meter; secure video intercom system; and a parking space in an automated Wohl car-stacking system under the development. As agents, we recommend the earliest possible internal viewing to fully appreciate the views as well as the quality of accommodation the apartment has to offer. This comprises entrance hall; contemporary kitchen / breakfast room; 20ft lounge / dining room with balcony; 14ft master bedroom with balcony and en-suite shower room; two further good size double bedrooms; and a family bathroom.

Leasehold information:

Lease – 199 years from 25.3.2107

Ground rent – n/a due to peppercorn arrangement

Maintenance charge – circa £3,000 (£3,192.22 last year)



Total area: approx. 91.3 sq. metres (982.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.



