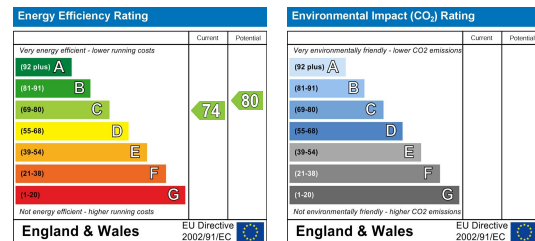


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 6F Quill Court Elm Street, Ipswich IP1 £125,000

**1EY**  
**NO CHAIN - TOWN CENTRE LIVING** - An ideal 1st purchase or investment, this light and airy 2 bedroom 1st floor apartment situated in the town centre of Ipswich. A beautiful conversion that benefits from an entrance hall, large kitchen, lounge, gas central heating, sash windows, courtyard, long lease - call now to book your viewing.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## 6F Quill Court Elm Street, Ipswich, Suffolk, IP1 1EY

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Located in the heart of Ipswich on Elm Street, this charming two-bedroom apartment provides an excellent opportunity for anyone looking to embrace town centre living in Ipswich. The property features a welcoming communal reception hall and stairs to the 1st floor. Your own lobby hallway with private entrance door to the well-proportioned apartment, with sash windows, gas central heating, large kitchen, lounge, 2 bedrooms and a bathroom .

With no onward chain, this apartment is ready for you to move in and make it your own. The central location ensures that you are just a stone's throw away from the bustling amenities of Ipswich, including shops, restaurants, and public transport links.

Communal entrance door to

Communal hallway with stairs to 1st floor and door to rear courtyard drying area and bike store.

1st FLOOR:

Door to...

HALLWAY: Radiator, doors off.

BEDROOM 1: 12'5 x 11'4 (3.78m x 3.45m) Secondary glazed sash windows and radiator.

BEDROOM 2: 9'4 x 7'6 (2.84m x 2.29m) Secondary glazed windows and radiator.

BATHROOM: Sash window with secondary glazing, Modern bath with mixer shower tap and glass screen, W.C, wash basin.

LOUNGE/DINER: 16'3 x 10'3 narr to 8'3 (4.95m x 3.12m narr to 2.51m) Secondary glazed sash windows to dual aspects, radiator and door to...

KITCHEN: 15'8 x 6'4 (4.78m x 1.93m) Secondary glazed sash window. Sink and drainer, work tops, wall and base units, space for appliances and wall mounted boiler.

OUTSIDE: Courtyard drying space and bike storage. To the side is the bin store area with access to gas and electric meters.

IPSWICH OFFICE: 7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

