



**The Winerack, Key Street, Ipswich, IP4 1FU**

**welcome to**

## **The Winerack, Key Street, Ipswich**

This immaculately presented, one bedroom apartment is situated on the 14th floor in the prestigious Winerack development, boasting elevated views across Ipswich, a Juliet balcony to the lounge area, a spacious master bedroom, ample storage space, one secure parking space and NO ONWARD CHAIN!

### **Entrance Hall**

Wood effect flooring, entry phone system, one storage radiator, an airing cupboard and a storage cupboard.

### **Bathroom**

Marble tiled effect flooring, part tiled walls, heated towel rail, low level WC, vanity sink with chrome mixer tap, a bath with overhead shower, shower attachment and glass screen, extractor fan, spotlights and shaver point.

### **Bedroom**

Carpet flooring, one storage radiator, double glazed window to the rear, and TV point.

### **Kitchen/Diner/Lounge**

Large, spacious, open plan room with a Juliet balcony to the rear with fitted blind, elevated views over Ipswich, light wood effect flooring throughout, one electric radiator, TV point, spot lights, a range of eye and base level units in high gloss white with white worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated fridge/freezer and space for a dishwasher.

### **Parking**

One allocated parking space.



Total floor area 53.7 m<sup>2</sup> (578 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)



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**The Winerack, Key Street,**  
**Ipswich**

- No onward chain
- Open plan kitchen/diner/lounge with Juliet balcony
- One bedroom
- One secure, allocated parking space
- Lift access

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1841.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2017. 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

**£150,000**



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Property Ref:  
IPS121671 - 0003

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