



Flat, The Winerack | Key Street | Ipswich | IP4 1FU

Offers In The Region Of £300,000 Leasehold



 **your ipswich**
estate agents

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

CHAIN FREE - An impressive two/three bedroom apartment located on the 13th floor as part of the Q2 release within the desirable Wine Rack development, offering light and airy contemporary style living and enjoying some of the most commanding, striking views over the marina and town available. Accessed via a secure fob entry system, with lifts to all floors, the internal accommodation comprises; hallway, open plan lounge/kitchen & dining living space, two double bedrooms, en-suite off the master bedroom, study/third bedroom with balcony off, bathroom, utility and storage/airing cupboards. Complimented by allocated parking in a secure parking stacker system, early viewing to fully appreciate the luxury specification and outstanding panorama is highly advised.

In the immediate area you will be greeted by the vibrant marina lifestyle, access to all amenities, including a selection of bars/cafes and restaurants. Convenient to the town centre, London mainline train station and bus station.

COMMUNAL ENTRANCE RECEPTION

Two lifts and stairs to all floors.

13TH FLOOR LANDING

Private entry door to apartment.

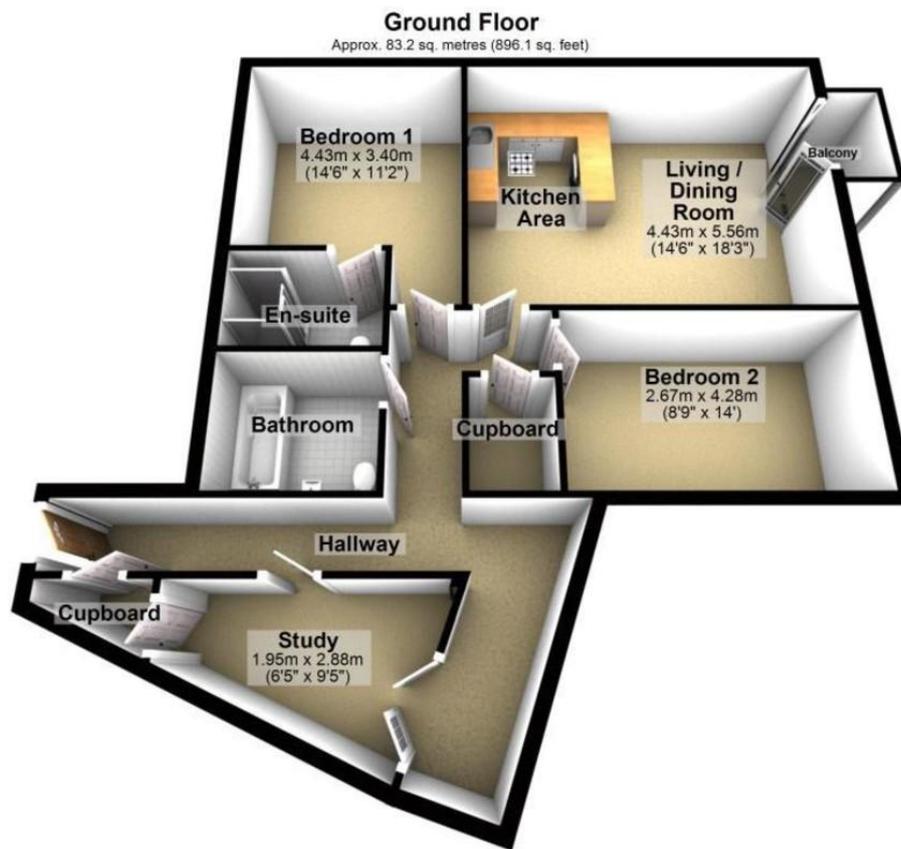
ENTRANCE HALL

Wall mounted thermostatically controlled electric heater, built-in walk-in storage cupboard housing hot water tank and utility cupboard with plumbing for washing machine and space for tumble dryer, remote entry video intercom panel, inset LED lighting, doors to.

OPEN PLAN LOUNGE/ KITCHEN & DINING ROOM

18' 3" x 14' 6" approx. (5.56m x 4.42m) Dual aspect double glazed window and French doors opening to glazed and railed sheltered balcony with far reaching views, wall mounted thermostatically controlled electric heater, television and telephone points, a comprehensive range of contemporary base and eye level fitted cupboard and drawer units with under unit courtesy lighting over marble effect work surfaces with matching uprights, under





mounted stainless steel sink drainer unit with mixer tap and milled work top drainer to side, built-in electric oven and grill with inset electric hob over, integrated fridge-freezer and recycle bin cupboard, wood effect flooring, inset LED lighting.

MASTER BEDROOM

14' 6" max. into doorway recess x 11' 2" approx. (4.42m x 3.4m) Tall double glazed window, wall mounted thermostatic electric heater, television point, door to en-suite.

MASTER BEDROOM EN-SUITE

Electric under floor heating, chrome heated towel rail, shower cubicle with fixed head thermostatic shower, wall mounted hand wash-basin with drawer unit under, low level WC, marble effect tiled floor and shower enclosure, shaver socket, inset LED lighting.

BEDROOM TWO

14' x 8' 9" approx. (4.27m x 2.67m) Double glazed window, wall mounted thermostatically controlled electric heater, television point, natural wood flooring.

BEDROOM THREE

9' 5" x 6' 5" max. approx. (Angular) (2.87m x 1.96m) Double glazed window and French doors opening out to

glazed and railed sheltered balcony with far reaching views, wall mounted thermostatically controlled electric heater.

BATHROOM

Electric under floor heating, chrome heated towel rail, fitted bath with mixer tap, fixed head thermostatic shower with separate rinser and side screen, marble effect tiled floor and shower area, shaver socket, inset LED lighting.

CAR STACKER ALLOCATED PARKING SPACE

One car parking spacing located within automated car stacking system. Details of vehicle dimension parameters as shown.

LEASE DETAILS

Lease Term: Approximately 199 years from 25th March 2017.

Service Charge: Approximately £2,402.98 Per Annum.

Ground Rent: Approximately £375 Per Annum.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,154.69 per annum (2023).

SCHOOLS (SUBJECT TO AVAILABILITY)

AGENTS NOTE

There was a 10 year Premier Guarantee in place from new, which now has approximately 4 years remaining from 2023. Subject to terms and conditions.

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

File: The Wainwold 154 Dale IPSWICH IP1 4LS	Energy rating C	Valid until: 21 November 2029 Certificate number: 2228 1000 7309 6621 8809
--	---------------------------	---

Property type
Mid-floor flat

Total floor area
78 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the exemptions and exemptions from energy rating requirements for private rented properties](#).

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

2.3 Access times

Parking places	264
Access time parking-out	
min.	approx. 105 sec.
max.	approx. 160 sec.
average	approx. 130 sec.
Parking-out capacity *	up to approx. 80 cars per hour

The access time (waiting time) is the time from the request of parking out at the operation terminal until the car arrival in the transfer area and the opened door.

* This figure is theoretical and includes a user time of approx. 45 seconds. It is valid for continuously parking out only.

2.4 Max. car dimensions

Based on the layout drawing no. 800-9002e00, planning date: 9th May 2017 the parking system can accommodate vehicles with the following dimensions:

Vehicle Length:	max. 5250 mm
Vehicle Width:	max. 2100 mm
Vehicle Height:	max. 1600 mm (216 cars) max. 2000 mm (46 cars)*
Ground clearance:	min. 120 mm
Wheel base:	max. 3200 mm
Width over wheels:	max. 1950 mm
Width between wheels:	min. 950 mm
Vehicle Weight:	max. 2500 kg

*maximum height needs to be confirmed after floor level inside the transfer areas is raised

3 Scope of Delivery

3.1 Equipment for 3 x Transfer Areas (entry/exit cabins)

Transfer areas with walls, floor, roof (incl. covering/panelling), illumination, etc. to be provided by Customer. Openings for the garage doors, turntables, lifts and the operation terminals have to be carried out according to instructions of the Supplier.

- Laser scanner to check the car position on the platform
- Text display for user information
- Light barriers to check car height
- Light barrier to check the car presence on the platform
- Emergency-stop and open-door buttons

WOHR Ansparksysteme GmbH
 Organenstr. 14 | 71282 Fritzensheim | Fon +49 (0) 7044 46-0 | Fax +49 (0) 7044 46-149 | info@woehr.de | www.woehr.de | USt-IdNr.: DE 146216200 | AG Mannheim HRB 728848
 Sitz der Gesellschaft: 71282 Fritzensheim, Organenstr. 14 | Zertifiziert nach DIN EN ISO 9001:2008 | Geschäftsführer: Wolfgang Fritsch, Wolfgang Lank, Jero Klappert



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
 Email: sales@your-ipswich.co.uk