



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
	71		80
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</small>	

To arrange a viewing of this property, or book a free valuation of your home call 01473 215743

PROPERTY MISDESCRIPTIONS ACT 1991 - All buyers should make their own enquiries into the suitability, operation and safety of all fixtures, fittings and appliances. The wording, pictures, plans and measurements advertised here are intended as guidance only. Nicholas Estates Ltd has not carried out a survey on this property and offers no guarantees or warranty. All information given should be considered incorrect, the validity of ownership of land and property should be verified by your own solicitors.

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Neptune Square
Guide Price £165,000
2 Bedrooms, 1 Bathrooms, 1 Receptions

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Property Description

GUIDE PRICE £165,000 to £170,000 - NO ONWARD CHAIN

BUY TO LET INVESTMENT ONLY - Tenant on AST paying £700 pcm

2 Bedroom First Floor Apartment situated on the Ipswich Waterfront. The Apartment has views through to the Waterfront and University from the living room and Bedroom 2. The development and Access to the Block has secure entry. The Apartment benefits from Electric Heating, Double Glazing and a layout comprising of Entrance Hallway, Living Room, Kitchen, 2 Bedrooms and a Bathroom. There is an allocated parking space. Neptune square is situated in the Hob of the Waterfront with access to various Cafes, Bars and Restaurants. The town centre and Railway station are within walking distance.

Features Include

2 Bedroom 1st Floor Apartment

Ipswich Waterfront

No Onward Chain

Also...

Electric Heating

Double Glazing

Allocated Parking

Main accommodation

Entrance Hall

Secure front door into communal entrance with stairs leading to the first floor and the apartment with front door into entrance hall. Door Entry Phone, airing cupboard, Further built in cupboard. Doors leading to;

Living Room

4.57m (15'0") x 3.28m (10'9") Double glazed window with view towards the marina and University. Electric heater.

Kitchen

3.17m (10'5") x 2.46m (8'1") Double Glazed Window. Fitted Kitchen Units and Work Tops, Built in Hob and Oven with extractor unit over. Space for washing machine, dishwasher & fridge freezer. Splash-back tiling, Electric heater.

Master Bedroom

3.38m (11'1") x 3.17m (10'5") Double Glazed window, Electric heater & Built in wardrobe with sliding mirrored doors.

Bathroom

1.90m (6'3") x 2.30m (7'7") Suite comprising panel bath tub with mixer shower attachment, low level w/c & pedestal hand wash basin. Splash-back tiling, cabinets, shaving point and mounted vanity mirror. Heated towel rail, electric wall heater. Tiled Floor.

Bedroom Two

3.28m (10'9") x 2.46m (8'1") Front aspect window and electric panel heater.

Neptune Square

The property is located on the first floor within the sought after Neptune Square development. The property is entered by secure electric entry gates and additionally has private gated access directly to the marina. The property has one allocated parking space.

