



Apt 504, 16-18 Princes Street, Ipswich

Minors & Brady



Apartment 504

16-18 Princes Street, Ipswich

Commanding an exceptional top-floor position with a wrap-around rooftop terrace and far-reaching views across Ipswich town centre, this beautifully presented apartment offers contemporary living at its finest. Designed with modern lifestyles in mind, the bright and airy accommodation centres around an impressive open-plan kitchen, dining and living space, where bi-fold and French doors create a seamless connection to the outdoor terrace. With two double bedrooms, including a principal bedroom with en-suite, stylish bathroom facilities and allocated parking, this turn-key home is perfectly suited to first-time buyers, professionals and investors seeking a property that is ready to enjoy from day one.

Agents Note

This property will be sold leasehold, with 115 years left on the lease.

Ground rent: £250 per year.

Maintenance fee: £2,000 per year.

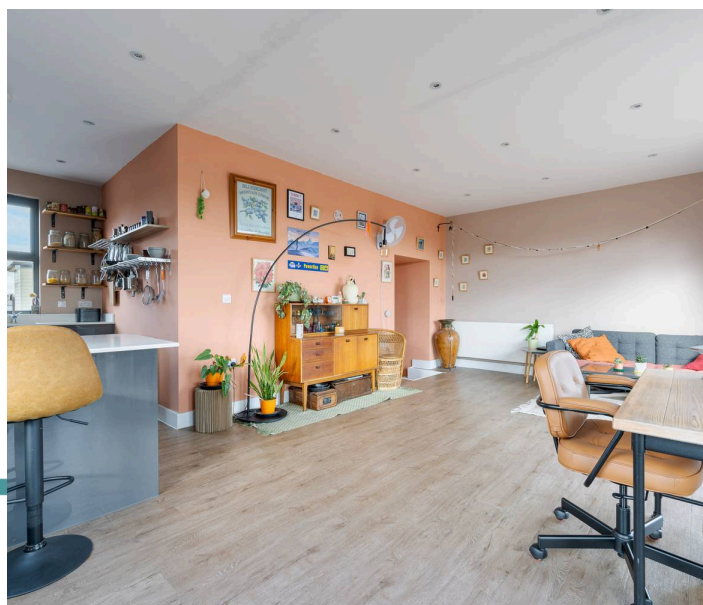
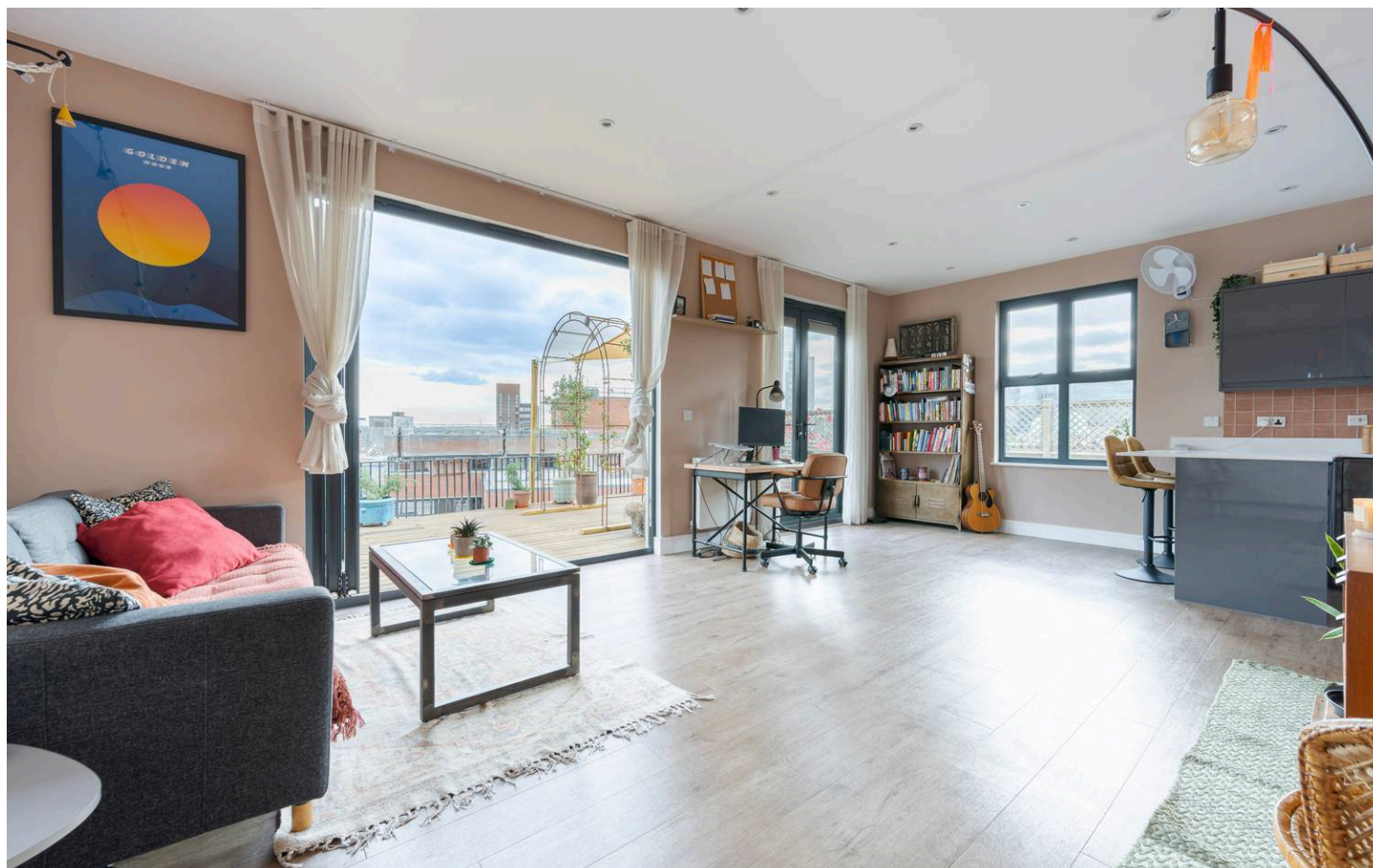
Management company: EWS LTD.

Electric heating system.

Connected to mains water, electricity and drainage.

Please note: There is shared access into the building, with a private entrance hall within the flat.

One allocated parking space (Minors & Brady are unable to verify this information).



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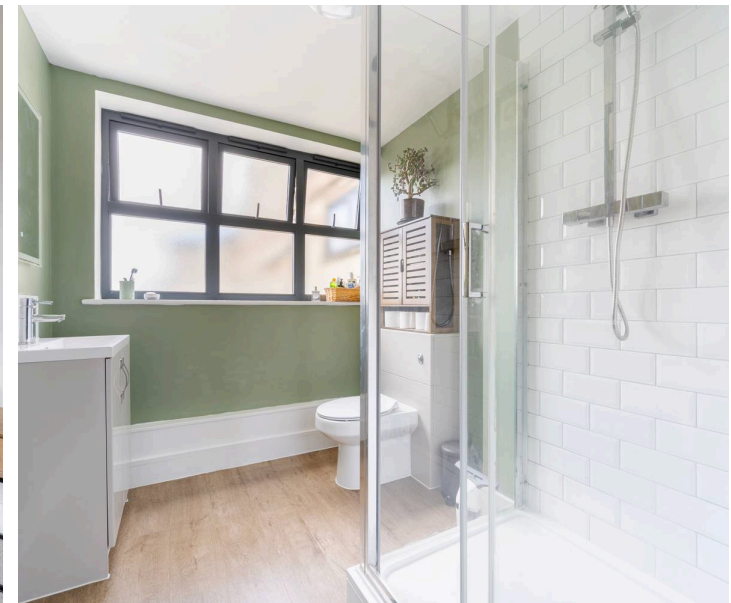
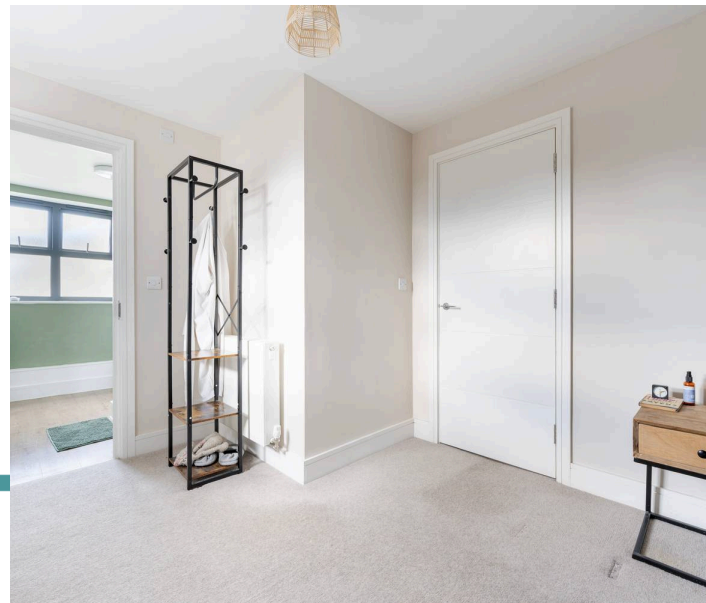
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Princes Street is situated within a convenient and well-established area of **Ipswich**, Suffolk's county town, offering excellent access to a wide range of amenities, transport links and leisure facilities. Combining the convenience of urban living with close proximity to green spaces and the waterfront, the location is well suited to professionals, families and those seeking easy access to the town's extensive amenities.

Residents benefit from an excellent selection of nearby facilities, including supermarkets, independent retailers, cafés, restaurants, healthcare services and recreational amenities. Ipswich offers a vibrant mix of shopping, dining and cultural attractions, creating a lively and well-connected environment throughout the year.

The surrounding area provides a variety of opportunities for outdoor recreation, with public parks, riverside walks and open green spaces all within easy reach. The nearby waterfront offers an attractive setting for walking, dining and leisure activities, whilst the wider Suffolk countryside can be easily accessed for weekend exploration.

For commuters, Princes Street enjoys excellent connectivity with convenient access to the A14 and A12, providing routes to Colchester, Felixstowe, Bury St Edmunds and the wider East Anglian road network. Ipswich railway station is also close by, offering regular services to London Liverpool Street, Norwich and Cambridge.





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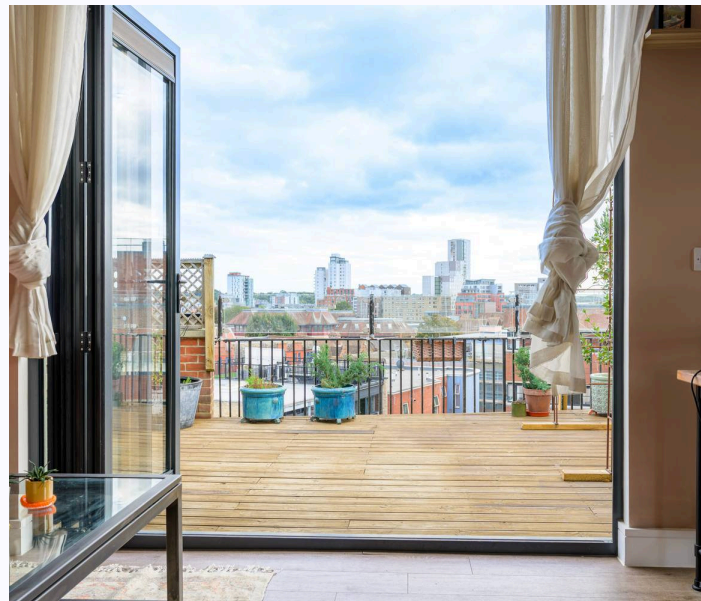
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A secure communal entrance leads to the apartment, where a welcoming and airy entrance hall provides access to the accommodation. Finished in a neutral décor, the hallway sets the tone for the stylish interior found throughout the property.

The open-plan kitchen, dining and living space forms the heart of the home and is flooded with natural light. Designed for both everyday living and entertaining, this spacious room enjoys an effortless connection to the rooftop terrace via bi-fold and French doors, extending the living space outdoors during the warmer months.

The kitchen has been thoughtfully designed with a range of quality cabinetry, integrated appliances and ample worktop space. A breakfast bar provides the ideal setting for casual dining, morning coffee or socialising with guests, while the open-plan layout allows the kitchen to interact seamlessly with the dining and sitting areas.

The principal bedroom is generously sized and offers a comfortable and inviting environment. Complementing the room is a contemporary en-suite shower room, finished with modern fittings and serving as a practical addition to the accommodation.



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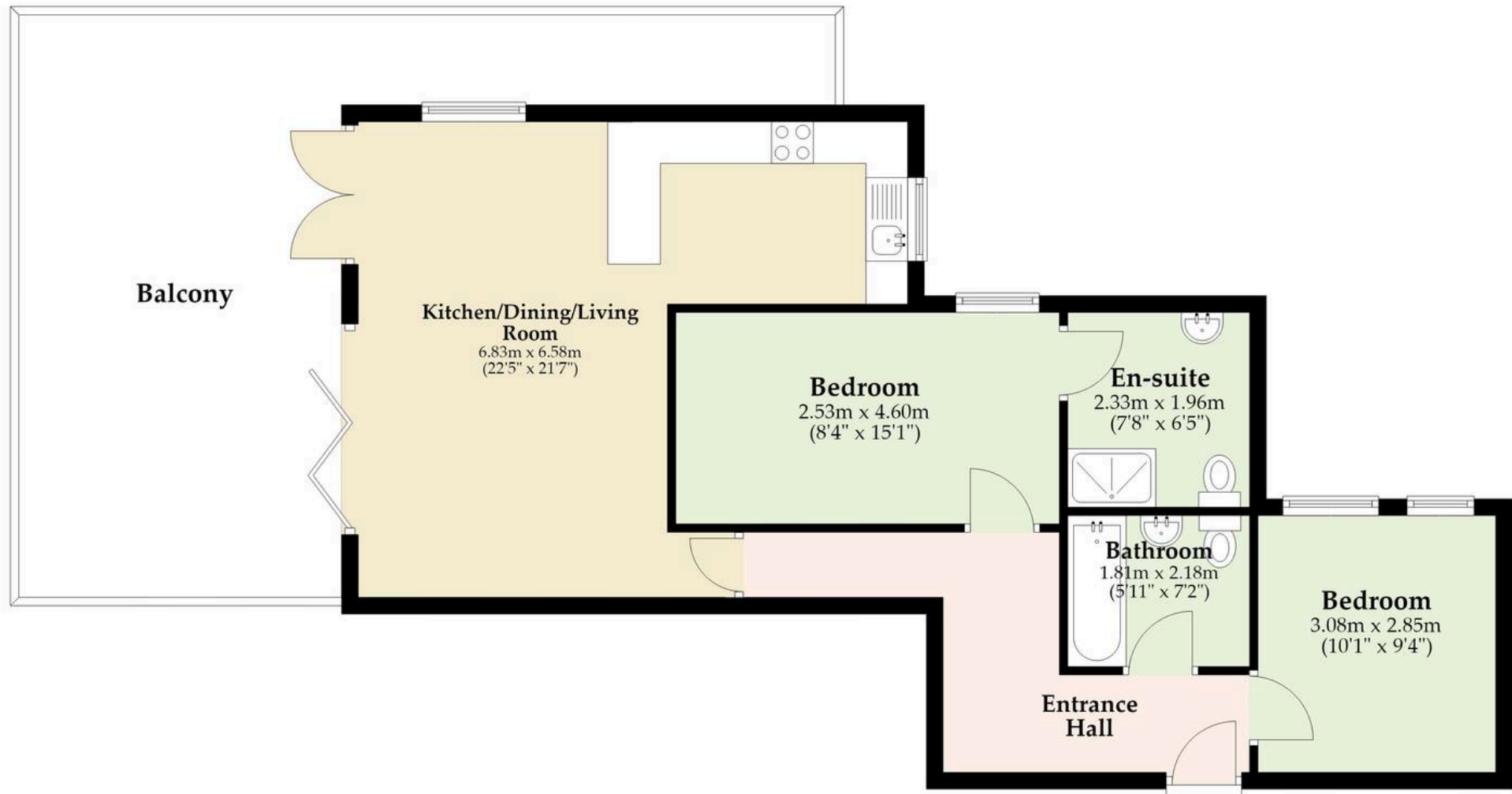
A second double bedroom provides excellent versatility and could equally function as a guest room, home office or dressing room depending on individual requirements. This room is served by a stylish family bathroom, fitted with a modern suite and presented to the same high standard as the rest of the apartment.

One of the property's most impressive features is the wrap-around rooftop terrace. Rarely found with apartment living, this outstanding outdoor space offers elevated views across Ipswich town centre and provides ample room for outdoor furniture, dining arrangements and potted plants. Whether entertaining friends or enjoying a quiet evening outdoors, the terrace creates a wonderful extension of the living accommodation.



Flat

Approx. 65.2 sq. metres (701.6 sq. feet)
(excluding Balcony)



Total area: approx. 65.2 sq. metres (701.6 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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