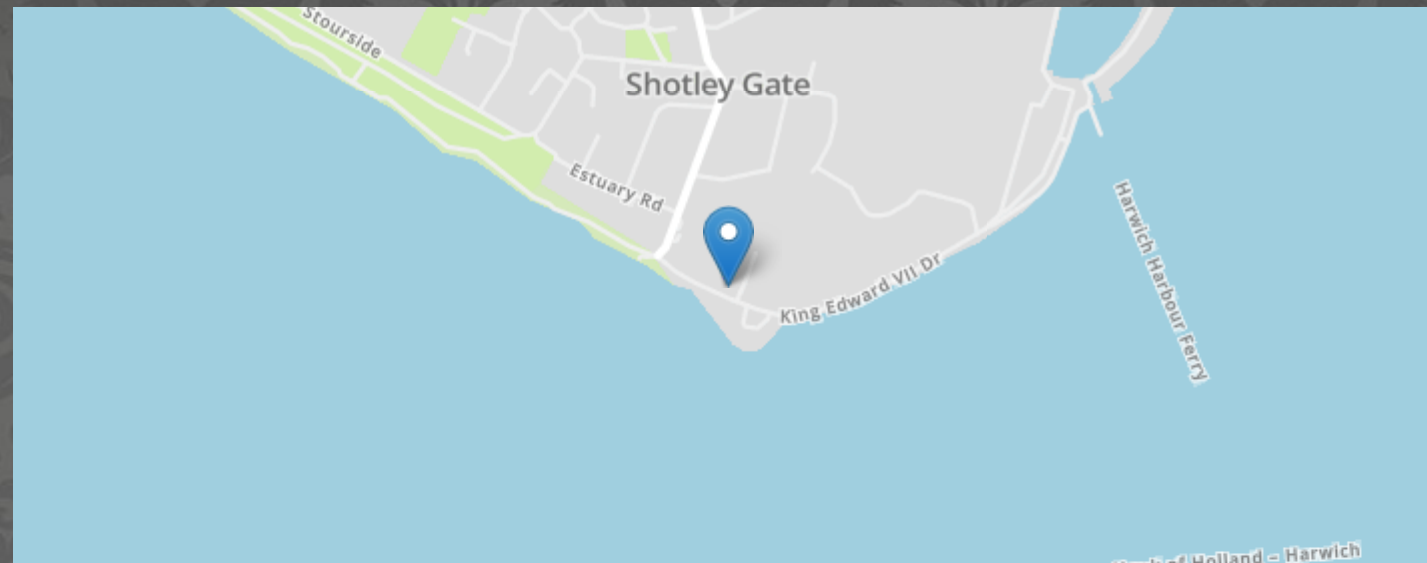


Queen Victoria Drive, Shotley, Ipswich



- TWO DOUBLE BEDROOMS
- VIEWS OVER ESTUARY
- ALLOCATED CAR PARKING SPACE
- BIKE STORE
- DIRECT ACCESS TO SHOTLEY MARINA
- ENSUITE BATHROOM
- FOUR PIECE BATHROOM SUITE
- BUILT IN APPLIANCES
- UNDERFLOOR HEATING THROUGHOUT
- OPEN PLAN LIVING AREA

MARKS & MANN

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MARKS & MANN



Queen Victoria Drive, Shotley, Ipswich

We are pleased to offer this well presented two bedroom first floor apartment with stunning views over River Stour a spacious open plan living/dining area and kitchen with Quartz worktops and upstand, built in appliances. Bathroom with four piece suite including shower cubicle and separate bath. underfloor heating. The apartment benefits from two balconies offering a dual aspect view of the estuary, allocated parking, with access to visitor parking, communal boot room, bike store, bin store and further private space to a drying area.

Call now to register your interest and arrange a private first hand viewing.

£300,000

Queen Victoria Drive, Shotley, Ipswich

Entrance

Access through secure fob entry system to main lobby with access to the apartment via stairs or lift.

Entrance Hallway

Video telecom secure entry system, spot lights, built in cupboard with water tank, plumbing for washing machine, additional built-in cupboard.

Kitchen/Living/Dining area

6.39m x 5.64m (21' 0" x 18' 6")
Open plan kitchen/living/dining space with dual aspect views of the estuary, spotlights, Amtico flooring, double glazed doors to balcony, double glazed doors with side panels opening to front balcony, both balconies are laid with wooden decking and glass screens.

Range of base units and drawers, Quartz worktop with upstand, further bar seating area, inset butler sink with mixer tap over, integrated Bosch electric oven and hob with extractor hob over, integrated slim line dishwasher and fridge/freezer.

Bedroom one

4.17m x 3.14m (13' 8" x 10' 4")
Double glazed window to side, built in sliding mirrored wardrobe, electric heater, spot lights.

Ensuite

Double glazed window to rear, corner shower with chrome fixtures and dual shower attachments, low level WC, basin with vanity unit under, fully tiled wall to floor, spot lights, under floor heating, wall mounted chrome heated towel rail.

Bedroom 2

2.93m x 2.75m (9' 7" x 9' 0")
Double glazed window to side aspect. Electric heater, built in sliding mirrored wardrobe, spotlights.

Bathroom

Bath with chrome fixtures, low level WC, corner shower cubicle with chrome fixtures and dual shower attachments, vanity unit with cupboard storage and inset basin, fully tiled walls and floor, spotlights, under floor heating, wall mounted chrome heated towel rail.

Outside

Allocated parking with access to visitor parking, bin store and bike shed. Boot room with allocated storage cupboard. Further private space to the rear with wall drier.

Extra Information

The building benefits from stairs access as well as a lift to all apartments.
Communal bin room and separate bike store. Further allocated storage cupboard in the carport along with an additional boot room.

Location

Easy access to Shotley Marina. Great location for river walks. Bike and foot ferry from Shotley to Harwich and Felixstowe (check operating times) Local pub.

Queen Victoria Drive, Shotley, Ipswich

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

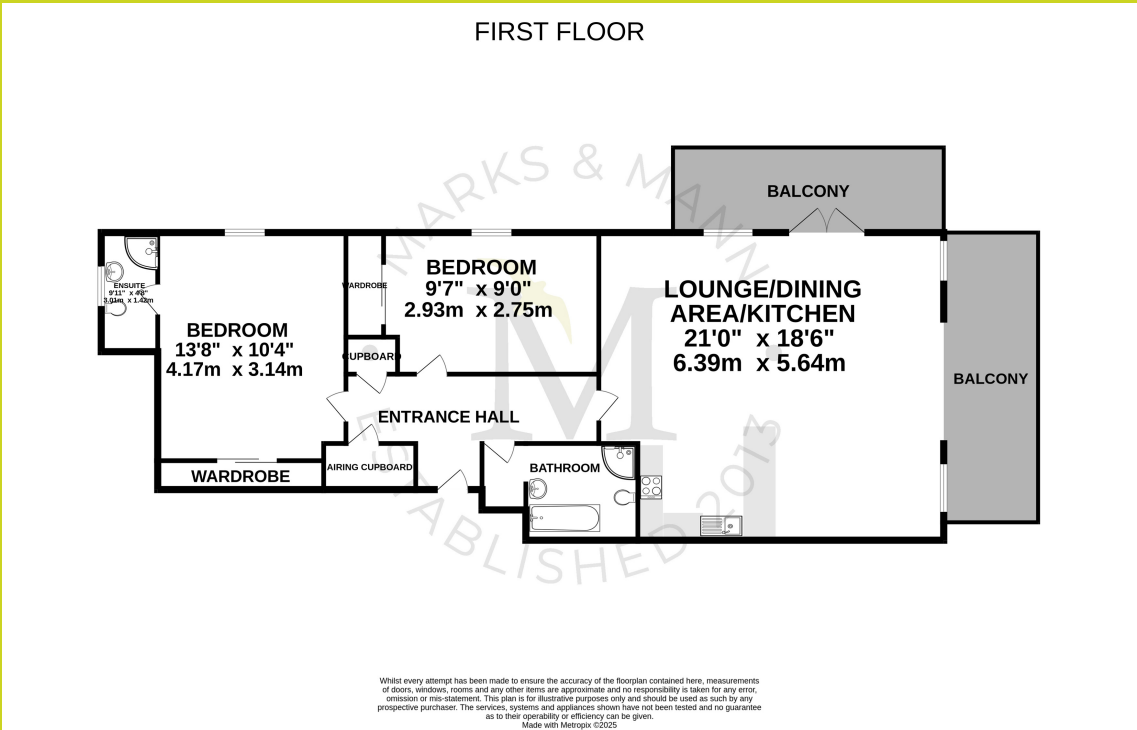
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the time of writing the council tax band for this property is band C.



The above floor plans are not to scale and are shown for indication purposes only.

