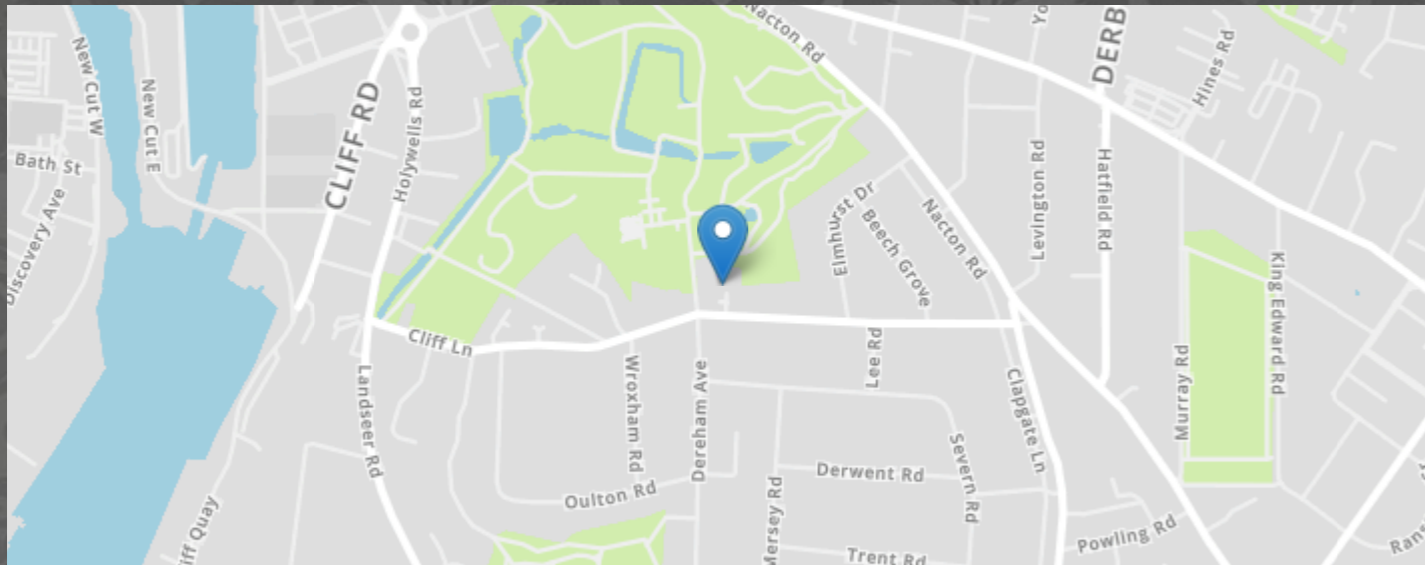


## Cliff Lane, Ipswich



- TWO BEDROOM
- LIFT ACCESS
- NO CHAIN
- GOOD ACCESS TO WATER FRONT
- SECOND FLOOR TWO BEDROOM APARTMENT
- SECURED BUILDING ACCESS
- COMMUNAL GARDENS WITH ACCESS TO HOLYWELLS PARK
- COMMUNAL LOUNGE WITH REGULAR ACTIVITIES

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Cliff Lane, Ipswich

We are delighted to bring this well kept and well maintained two bedroom second floor retirement property. The property is positioned in an ideal location close to amenities.

Internally the property benefits from, the entrance hall, living room, kitchen, bedroom one, bedroom two and the bathroom. Externally the property benefits from gated access to shared carpark and communal garden areas.

The property is being sold with no forward chain.

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

**£150,000**

# Cliff Lane, Ipswich

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## Entrance hall

Radiator, front door, storage cupboard.

## Living room

5.88m x 5.37m (19' 3" x 17' 7")  
Storage heater, electric fire place, double glazed window to rear aspect x2, storage cupboard.

## Kitchen

2.25m x 1.74m (7' 5" x 5' 9")  
Sink/draining board, double glazed window to rear aspect, extractor.

## Bedroom one

2.85m x 3.85m (9' 4" x 12' 8")  
Double glazed window to rear aspect, storage heater, built in wardrobe.

## Bedroom two

2.70m x 3.85m (8' 10" x 12' 8")  
Double glazed window to rear aspect, panel heater.

## Bathroom

Hand wash basin, low level WC, assisted bath with shower over and electric seat, airing cupboard/tank housing.

## Communal garden

mostly laid to lawn, flower beds and seating area.

## Parking

Shared parking with gated access.

## Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

## Directions

Using a SatNav, please use IP3 0PE as the point of destination.

## Important information

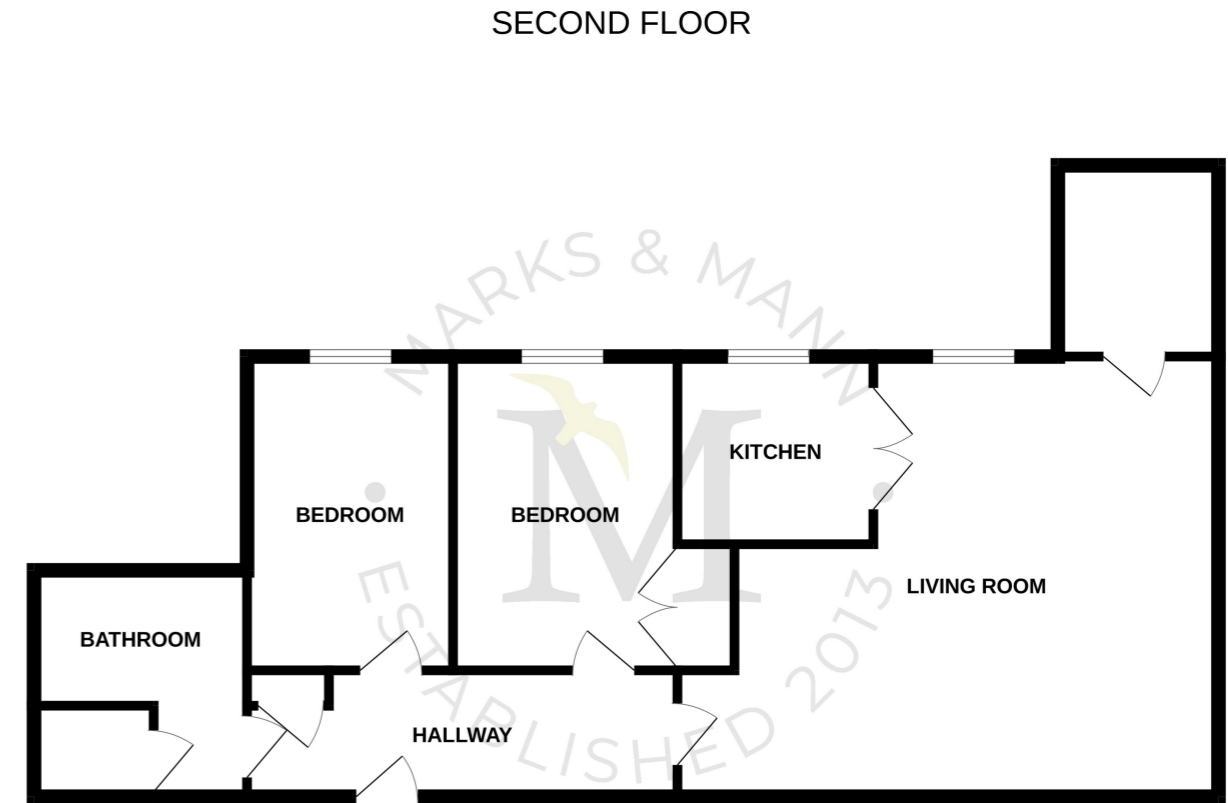
Tenure -Leasehold.  
Services - we understand that mains electricity, water and drainage are connected to the property.  
Council tax band C  
EPC rating: C

## 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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	