



Sloebery Road, Ipswich, Suffolk, IP3
9UT
Guide Price £150,000 to £160,000

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- Stylish Second Floor Apartment
- Two Bedrooms
- Newly Fitted Kitchen & Bathroom
- Dual Aspect Lounge/Dining Room
- Secure Entry System
- Permit Parking in a Communal Carpark
- Ideal First Time/Investment Purchase



Situated on the much sought-after Ravenswood development towards the southeast side of Ipswich and offering easy access to the A14 commuter trunk road and local amenities lies this stylish two-bedroom second floor apartment. The apartment is beautifully presented, comes with a newly fitted kitchen and bathroom, secure entry system and permit parking within a communal carpark, and would make an ideal first time / investment

purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, spacious dual aspect lounge / dining room, newly fitted kitchen, newly fitted bathroom, and two bedrooms.

Leasehold information:
Lease - 125 years from 1.1.2007
Communal charges - £150 per month

Ground rent - £180 per annum (fixed until 2035)

Ravenswood is sited on the old Ipswich Airport to the Southeast side of the town and has grown rapidly due to private housing development. The development was planned to be environmentally sensitive and family friendly with frequent bus service links to the town centre and mixed cycle paths and walkways. There are several artworks and small play

areas scattered throughout the estate and two larger recreation parks with play equipment, and an all-weather football / basketball pitch. Ravenswood also has a primary school, NHS independent care centre, small shopping centre including a PureGym, public house and provides easy access to the A14 / A12 commuter road links. John Lewis and Waitrose along with other stores, a sports centre, and several restaurants and High Street chains are also



conveniently located close by. Yet, a few minutes' walk will take you through the Orwell Country Park, and down to the shore of the River Orwell, which is saltwater as it is so close to the estuary.

Secure Entry System Into::

Communal entrance hall with stairs to the second floor apartment.

Entrance Hall: Wall-mounted phone entry system, airing

cupboard, loft access, and doors to:

Lounge / Dining Room: 18'8" x 10'9" (5.7m x 3.28m) Dual aspect with windows to the front and side, wall-mounted electric heater, and an opening through to:

Kitchen: 9'5" x 7'4" (2.87m x 2.24m) The newly fitted kitchen offers a range of modern eye and base level units with undercounter lighting, roll edge work surfaces, sink and drainer, and metro tile splashbacks.

There is an integrated oven and gas hob with extractor hood over, space for a fridge freezer and washing machine, and a window to the side aspect.

Bathroom: A newly fitted three-piece suite comprising bath with shower over, low-level WC and pedestal hand wash basin; with a heated towel rail, part tiled walls, tiled floor, and an opaque window to the rear aspect.

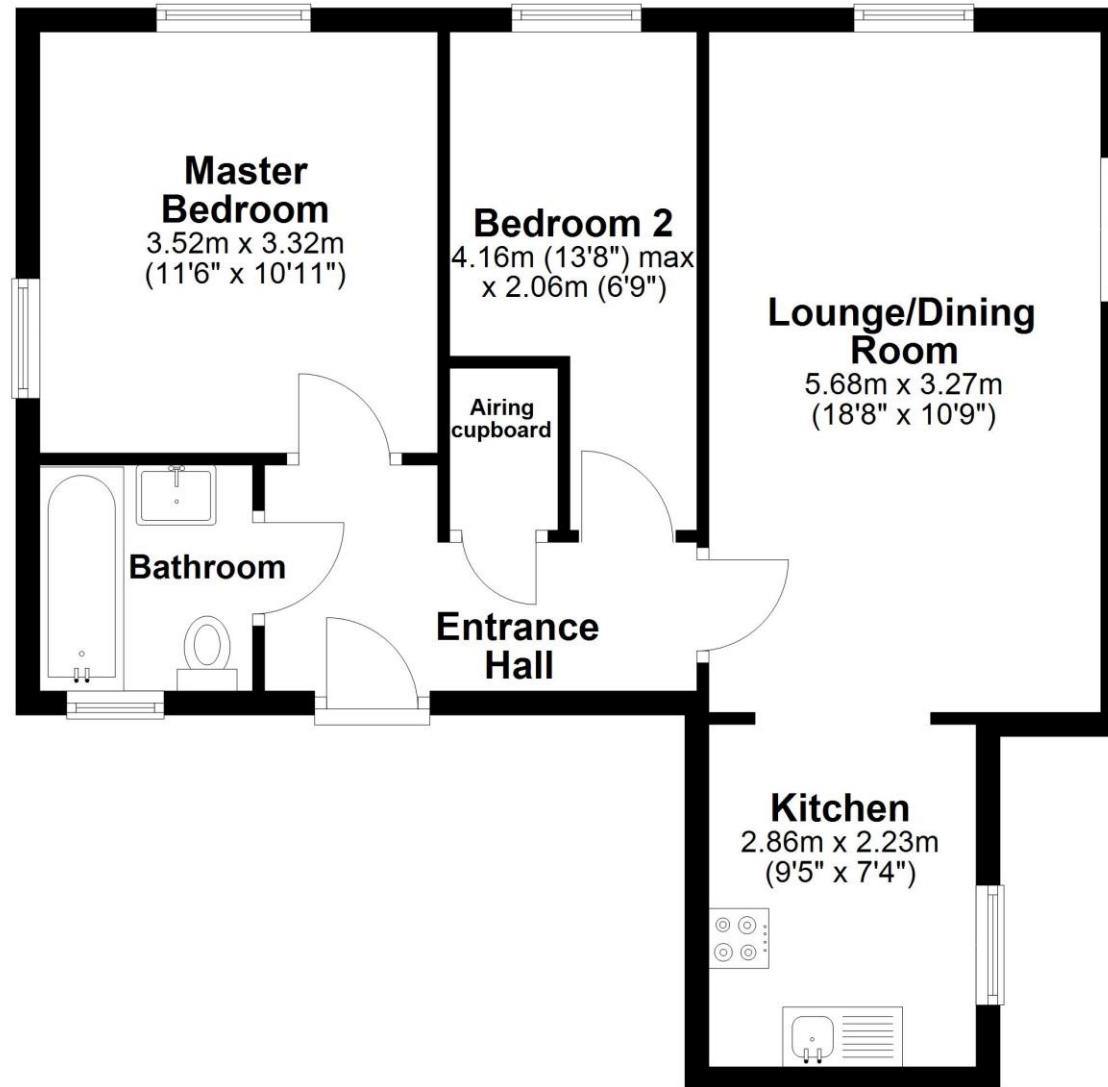
Master Bedroom: 11'6" x 10'11" (3.5m x 3.33m) Dual aspect with windows to the front and side and a wall-mounted electric heater.

Bedroom Two: 13'8" x 6'9" (4.17m x 2.06m) Window to the front aspect and a wall-mounted electric heater.

Parking: There is a parking permit available for residents in a communal carpark.

Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: B



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