



Palmer & Partners



Gaskell Place, Ipswich, Suffolk, IP2
OEL
Asking Price £130,000

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- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite Shower Room
- Balcony
- Permit Parking



This nicely presented two-bedroom first floor apartment overlooking the river and back towards town is within walking distance of the mainline train station and town centre. The apartment is being sold with no onward chain, comes with permit parking and benefits from double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance

hall, open plan living/dining room with balcony, kitchen, bathroom, and two bedrooms, one of which benefits from an en-suite shower room.

Leasehold information: -
 Lease – 125 years from 2007
 Service charge – £188 per month
 Ground rent – £250 per annum

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and

London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.



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Secure Entry System Into::

Communal entrance hall with stairs rising to the first-floor apartment.

Entrance Hall: Wall-mounted phone entry system and doors leading to the living/dining room, bedrooms and bathroom.

Living/Dining Room: 15'10" x 15'4" (4.83m x 4.67m) Sliding patio door opening onto the balcony, laminate flooring, radiator, and doorway through to:

Kitchen: 8'1" x 7'6" (2.46m x 2.29m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated electric oven and gas hob with extractor hood over, space for a fridge freezer and washing machine, radiator, wall-mounted boiler, and a double-glazed window to the front aspect.



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Bedroom One: 11'2" x 10'1" (3.4m x 3.07m) Double-glazed window to the rear aspect, radiator, laminate flooring, and a door through to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin.

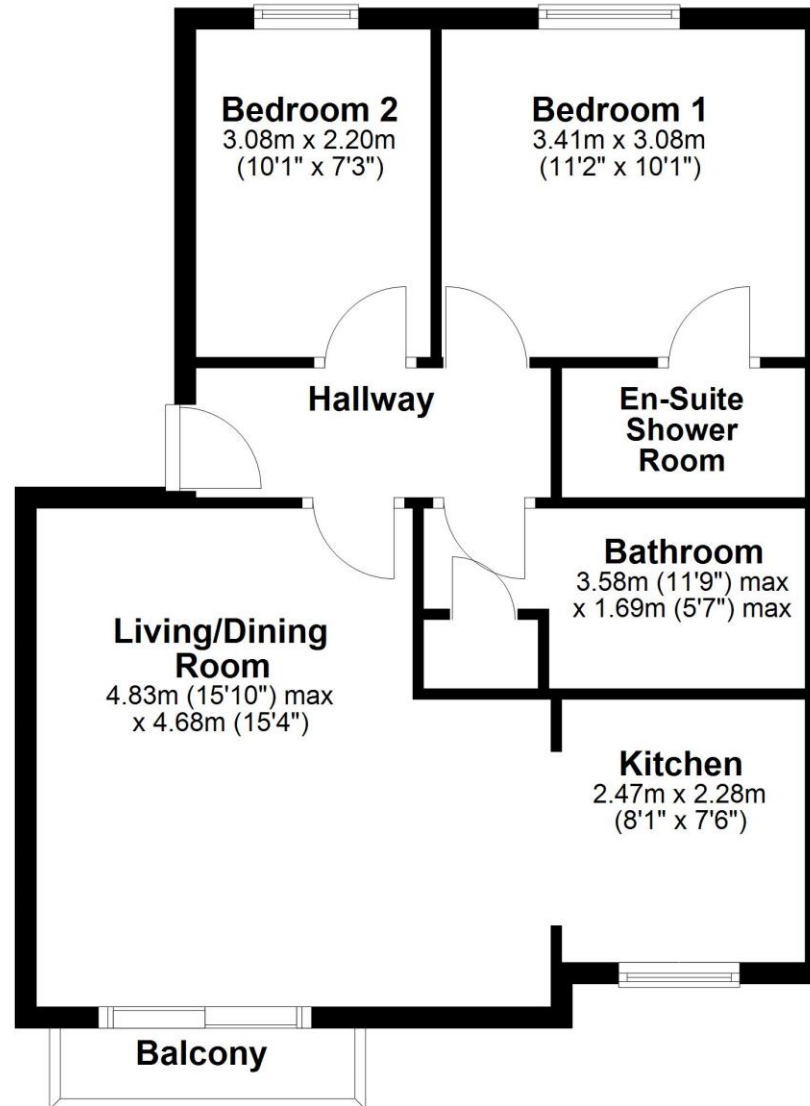
Bedroom Two: 10'1" x 7'3" (3.07m x 2.2m) Double-glazed window to the rear aspect and a radiator.

Bathroom: 11'9" x 5'7" (3.58m x 1.7m) A three-piece suite comprising a bath with shower over and shower screen, close-couple WC and hand wash basin, along with a radiator, tiled flooring, tiled splashbacks, and a built-in cupboard.

Outside: The apartment has access to communal gardens and there is permit parking on site.

First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)
(excluding Balcony)



Total area: approx. 58.4 sq. metres (628.7 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.



Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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