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Breydon Way, Ipswich, Suffolk, IP3
9GA
Guide Price £150,000 to £160,000

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- Garage
- No Onward Chain
- Ground Floor Apartment
- Two Bedrooms
- Wet Room
- Dual Aspect Lounge
- Kitchen
- Secure Entry System
- Visitor Parking



Located on the much sought-after Ravenswood development towards the southeast side of Ipswich, just a few minutes from the A14 commuter trunk road and falling in the Ipswich Academy school catchment area, lies this nicely presented two-bedroom ground floor apartment. A unique feature of this apartment is that it is the only one on the development that comes with a garage. The apartment is being sold with no onward chain and comes with a

secure entry system and visitor parking. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, two bedrooms, wet room, dual aspect lounge, and a kitchen.

Leasehold information:-
 Lease – 101 years remaining
 Ground rent – £150 per annum
 Service charge – approximately £137 per month

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 front door into the ground floor apartment.

Entrance Hall: Built-in double cupboard, a storage heater, and doors providing access to:

Bedroom One: 12' x 10'2" (3.66m x 3.1m) Window to the side

aspect, a storage heater, and a fitted wardrobes with sliding doors spanning one wall.

Bedroom Two: 13'4" x 7'3" (4.06m x 2.2m) Window to the side aspect and a storage heater.

Wet Room: Wall-mounted shower, pedestal hand wash basin, low-level WC, heated towel rail, wall-mounted vanity unit, part tiled walls, airing cupboard, and an opaque window to the rear aspect.

Lounge: 15'2" x 15' (4.62m x 4.57m) A dual aspect reception room with windows to the front

and side, a storage heater, and an opening through to:

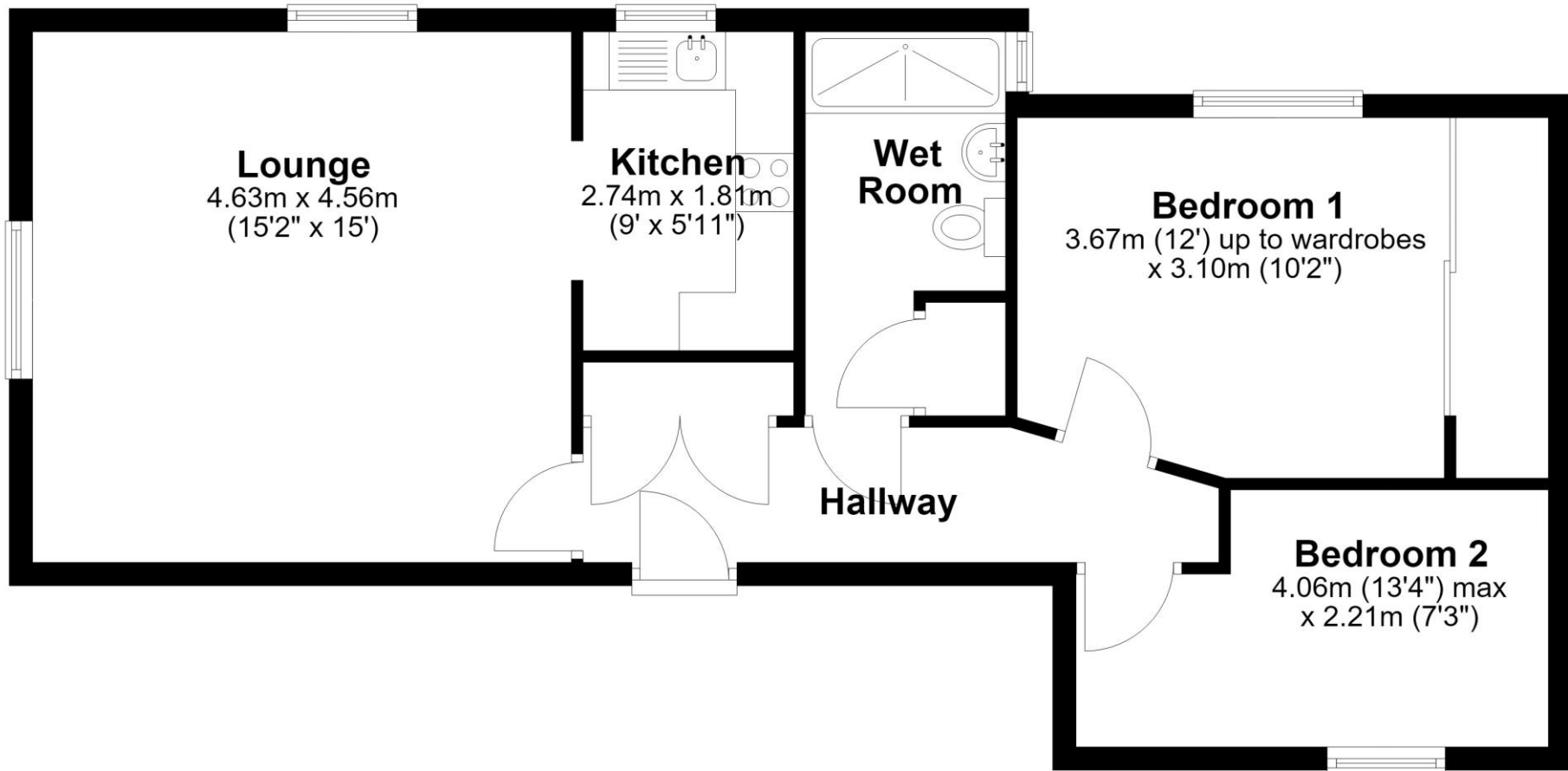
Kitchen: 9' x 5'11" (2.74m x 1.8m) Fitted with a range of matching eye and base units with drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and hob with extractor hood over, space for a fridge freezer and washing machine, and a window to the side aspect.

Garage: 15'10" x 9'6" (4.83m x 2.9m) Adjacent to the apartment is its own garage which has an electric up and

over door, power and light connected, window to the side aspect, and loft space which could be boarded and used for storage.

Ground Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



Total area: approx. 62.4 sq. metres (671.5 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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