



Palmer & Partners



Ravens Place, Hawthorn Drive,
Ipswich, Suffolk, IP2 0RG
Offers In Excess Of £125,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Modern First-Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/Living/Dining Room
- Integrated Kitchen Appliances
- Gated Secure Parking to Rear
- Secure Entry System



This stylish first-floor one-bedroom apartment is ideally located close to Ipswich mainline train station and within easy reach of many of the town's key attractions. The property benefits from an allocated gated parking space with remote controlled access, central heating with individual thermostatic controls, double glazed windows, motion sensor security lighting, LED lighting throughout, and fitted smoke detectors. The accommodation

is accessed via a secure entrance hall with phone entry system and includes a generous 20ft open plan kitchen / living / dining room with integrated appliances, a double bedroom, and a modern bathroom. As agents, we recommend early internal viewing to fully appreciate the quality and convenience of the accommodation on offer.

Leasehold information:
 Lease - 125 years from 1.3.2017
 Service charge - £1,711 per annum
 Ground rent - £300 per annum

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two

theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.



Secure Entry System Into::

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

Entrance Hall: Wall-mounted phone entry system, built-in cupboard, and doors to all rooms.

Kitchen / Living / Dining Room: 20'6" x 12'8" (6.25m x 3.86m) The kitchen features a range of modern J-Pull eye and base units with drawers, roll edge work surfaces and matching

upstands, and a sink with drainer. Integrated appliances include a washing machine, fridge freezer, electric oven, and electric hob with extractor hood. Ceiling mounted spotlights provide modern illumination, and a side aspect window brings in natural light. The space opens seamlessly into the living / dining area which benefits from windows to both the front and side aspects, along with a radiator.



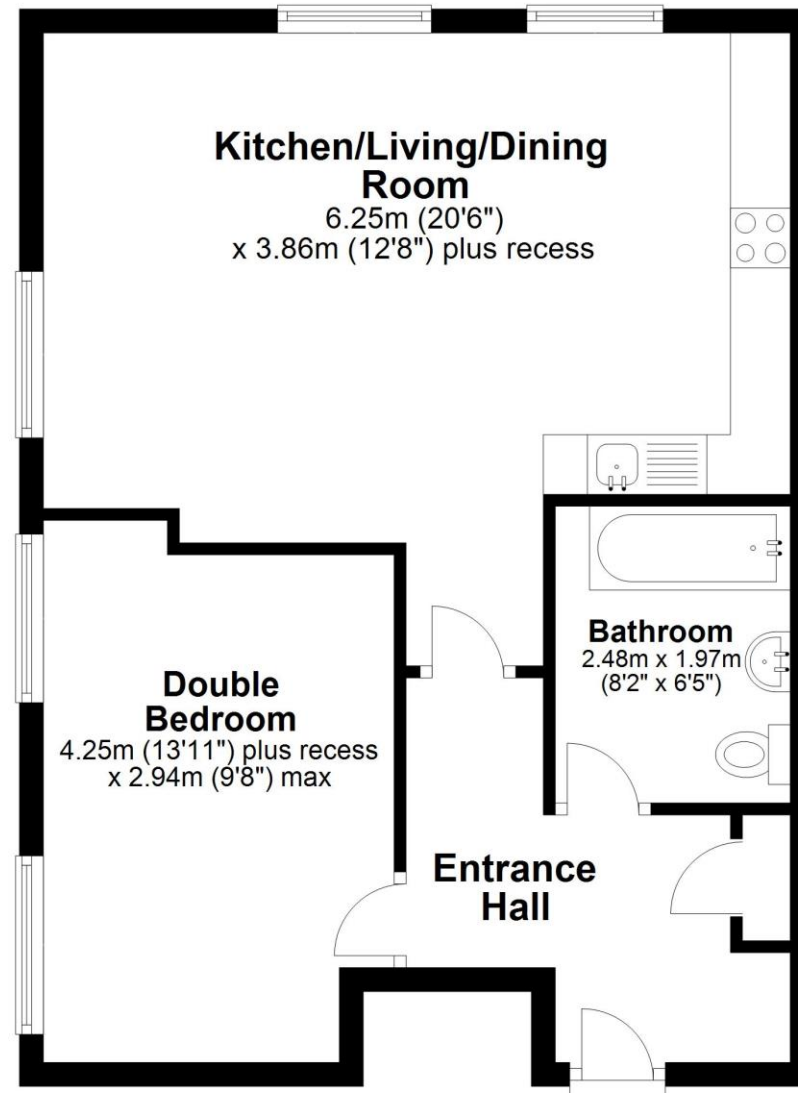
Double Bedroom: 13'11" x 9'8" (4.24m x 2.95m) Two windows to the front aspect and a radiator.

Bathroom: 8'2" x 6'5" (2.5m x 1.96m) A stylish three-piece suite comprising a bath with shower over and glass shower screen, pedestal wash basin, and low-level WC. The bathroom includes a heated towel rail and tiled splashbacks.

Outside: The apartment comes with one gated allocated parking space.

Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



Total area: approx. 52.4 sq. metres (564.0 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

1 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: A



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com