



Palmer & Partners



Fore Hamlet, Ipswich, Suffolk, IP3 8BF
Guide Price £100,000 to £105,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- First Floor Apartment
- One Bedroom
- Living Room With Balcony
- Close To Waterfront & University
- Double-Glazing
- Allocated Parking



This one bedroom first floor apartment is close to the waterfront and university. The property has a secure communal entrance into a foyer with lift and stairs access to the flat. The property benefits from allocated parking, double-glazing and is close to local amenities and all the attractions that the waterfront and marina has to offer. As agents, we recommend the internal viewing of accommodation on offer which

comprises hallway, living room leading to a balcony, kitchen, bedroom and bathroom.

Leasehold information:

- Leasehold around 102 years remaining on lease of 125 years
- Service charge £170 per month = £2040 per annum
- £250 ground rent

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.

Secure Communal Entrance:
Into:

Foyer: Post boxes, lift and stairs to the property.

Front Door: Into:

Hallway: Door phone entry, electric heater and cupboard with hot water tank.



Palmer & Partners



Palmer & Partners

Living Room: 13'6" x 17'6" (4.11m x 5.33m) Double-glazed window to front and side aspect, patio doors leading out to the balcony and electric heater.

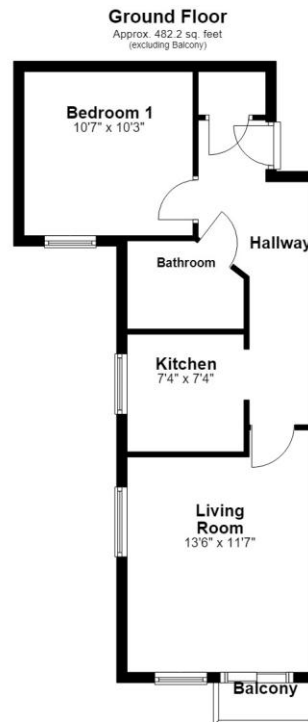
Kitchen: 7'4" x 7'4" (2.24m x 2.24m) Double-glazed window to the side aspect, fitted with a matching range of eye and base level units with worktops, tiled splashbacks, sink and drainer, built-in electric oven, hob and extractor, space and plumbing for washing machine.

Bedroom: 10'7" x 10'3" (3.23m x 3.12m) Double-glazed window

to the front aspect and electric heater.

Bathroom: Three-piece suite comprising panel enclosed bath with screen and shower over, WC and hand wash basin, part tiled walls and towel radiator.

Outside: Allocated parking space.



Total area: approx. 482.2 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](https://www.palmerpartners.com)