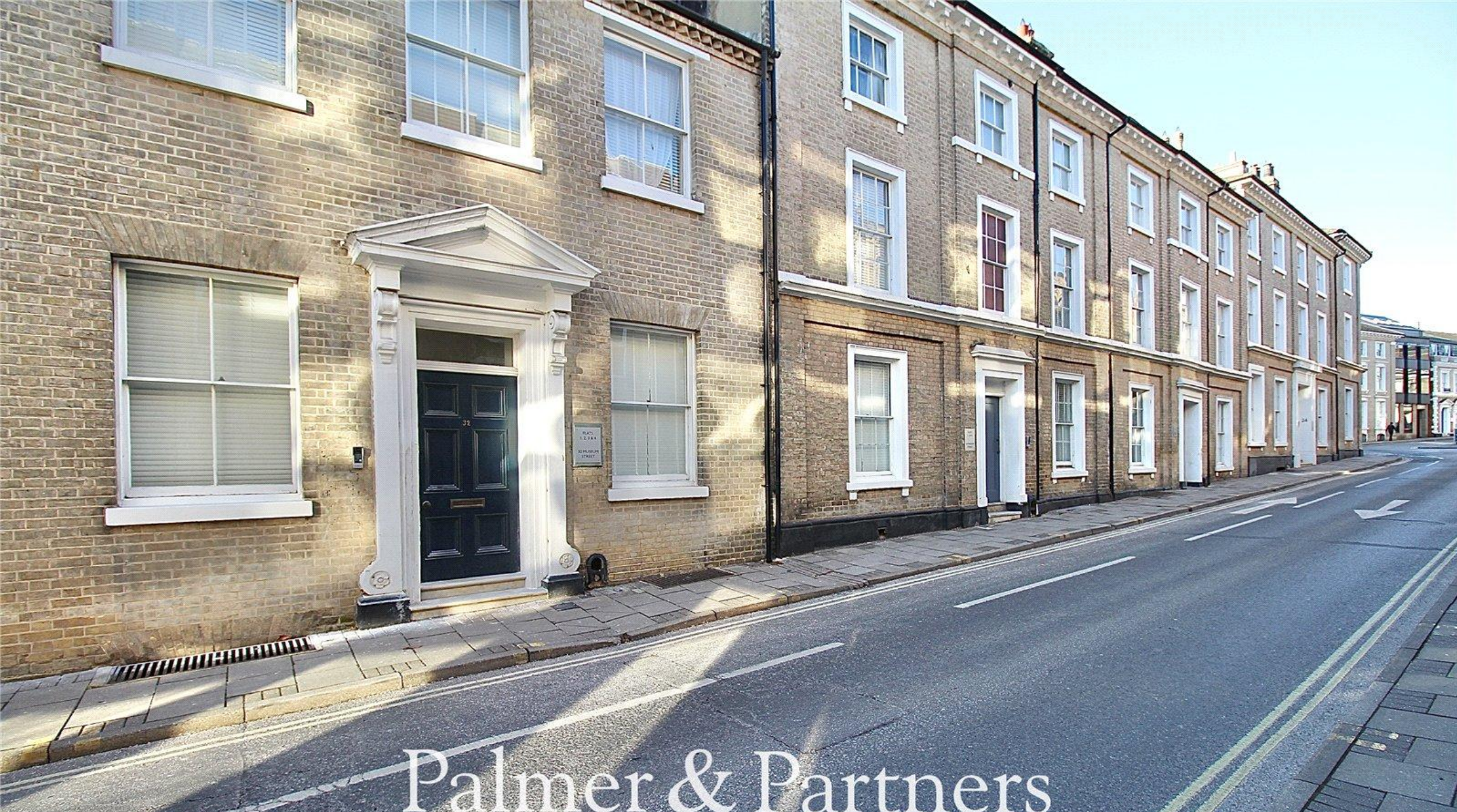




Palmer & Partners



28 Museum Street, Ipswich, Suffolk,
IP1 1HZ

Guide Price £220,000 to £230,000

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- No Onward Chain
- Converted Town Centre Apartment
- Three Good Size Double Bedrooms
- Fully Integrated Kitchen
- Shower Room & En-Suite Room
- Underfloor Heating
- Large Storage Room on Ground Floor
- Cellar Providing Potential to Extend (STPP)
- On-Street Permit Parking



Nicely situated in the heart of Ipswich town centre and within walking distance of the train station, lies this spacious converted apartment which is being sold with no onward chain. The apartment benefits from three good size double bedrooms, underfloor heating throughout, large storage room which has the original bank vault door, cellar providing potential to extend (subject to planning permission), and offers the opportunity to purchase a parking permit for on-street parking. There are six to seven years NHBC remaining. The

accommodation comprises entrance hall with large storage room, cellar, first floor landing, sitting room, fully integrated kitchen / dining room, master bedroom with en-suite shower room, second floor landing, two further good size double bedrooms, and a shower room.

Leasehold information:
Lease – 150 years from 1.11.2020
Maintenance charge – £1,800 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.

Entrance: There is a private gated entrance to the rear which services this apartment and one other.

Entrance Hall: Windows to both sides, stairs to the first floor, stairs down to the cellar, and large storage room which has the original bank vault door.

Cellar: There is a hallway with the remainder of the cellar separated into three rooms with low-level window to the front aspect. There is the potential to develop the cellar (subject to planning permission).

First Floor Landing: Airing cupboard, stairs up to the second



floor, and doors to the sitting room, kitchen / dining room and master bedroom.

Sitting Room: 14'2" x 11'10" (4.32m x 3.6m) Window to the front aspect and underfloor heating.

Kitchen / Dining Room: 11'10" x 8'10" (3.6m x 2.7m) Fitted with a range of matching eye and base level units with quartz style work surfaces, stainless steel sink and drainer, underfloor heating, and window to the rear aspect. The integrated appliances include a fridge freezer, washing machine, Bosch oven and hob with extractor hood over.

Master Bedroom: 14'2" x 12'10" (4.32m x 3.9m) Window to the front aspect with fitted shutter, window to the rear aspect, underfloor heating, and door through to:

En-Suite Shower Room: Three-piece suite comprising shower enclosure, low-level WC and hand wash basin. There is underfloor heating and window to the front aspect with fitted shutter.

Second Floor Landing: Window to the rear aspect and doors to the remaining two bedrooms and shower room.

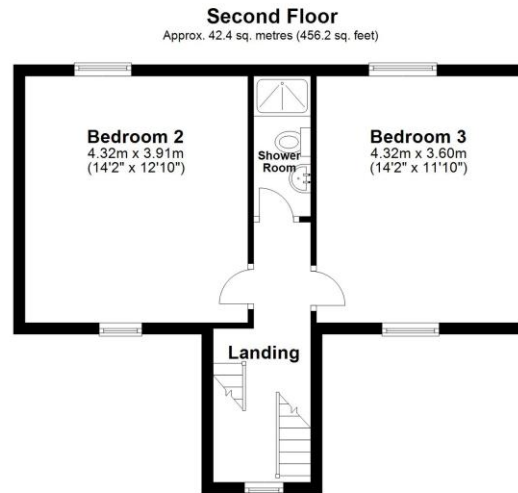
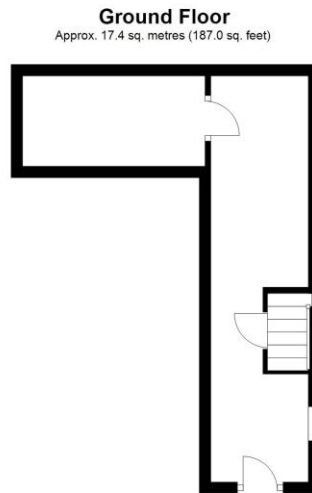
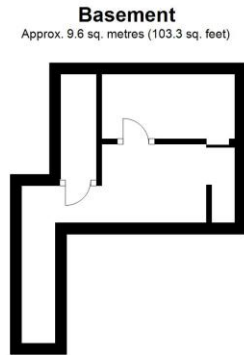
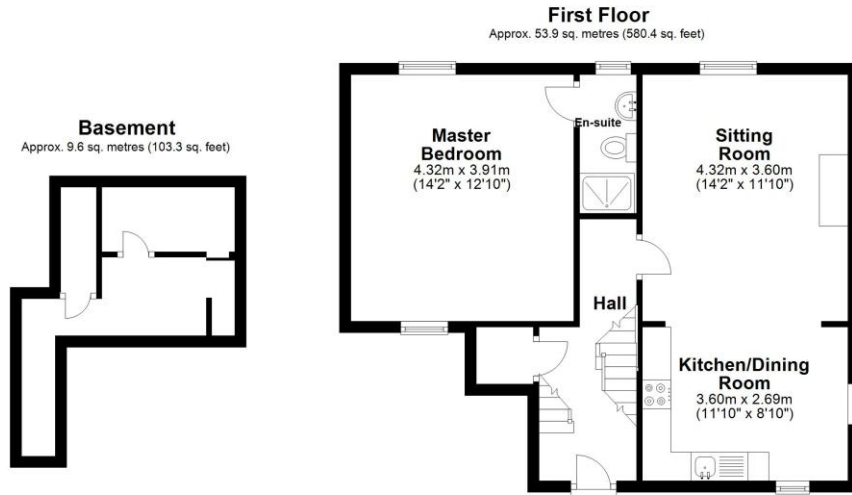
Bedroom Two: 14'2" x 12'10" (4.32m x 3.9m) Window to the front aspect



with fitted shutter, window to the rear aspect, and underfloor heating.

Bedroom Three: 14'2" x 11'10" (4.32m x 3.6m) Windows to the front and rear aspects and underfloor heating.

Shower Room: Three-piece suite comprising shower enclosure with rainfall showerhead, low-level WC and hand wash basin. There is underfloor heating and window to the front aspect.



Total area: approx. 123.3 sq. metres (1326.9 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: F

Council Tax Band: NA



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