



Palmer & Partners



Howard House, Gippeswyk Avenue,  
Ipswich, Suffolk, IP2 9AE  
Guide Price £140,000 to £150,000

Palmer & Partners

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- No Chain
- First Floor Apartment
- Two Bedrooms
- Close To Train Station
- Communal Gardens
- Allocated Parking Space
- Double-Glazing & Gas Central Heating



Being offered to market with no onward chain sits this two-bedroom first floor apartment located close to Ipswich train station opposite Gypeswyk Park. Positioned in a modern building with secure entry the property benefits from well-kept communal gardens, secure parking access via barrier, allocated parking space, gas central heating and double-glazing. As agents, we recommend the internal viewing to appreciate the

accommodation on offer which comprises communal front entrance, stairs to the first floor, door to property, hallway, living room, kitchen/diner, two bedrooms, one with an en-suite shower room and bathroom. A great location for someone who commutes.

Service charge 1/01/2026 to 30/06/2026 is £992.14

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.



**Communal Entrance:** Into:

**Lobby:** Post boxes and stairs to first floor.

**Front Door:** Into:

**Hallway:** Storage cupboard, loft access and entry phone.

**Living Room:** 16'3" x 13' (4.95m x 3.96m) French doors with Juliet balcony and radiator.

**Kitchen:** 12'3" x 9'8" (3.73m x 2.95m) Double-glazed window to the front aspect, ceiling inset spotlights, fitted with a matching range of eye and base level units with worktops, inset sink and drainer, built-in gas hob, electric oven and extractor, baxi boiler, tiled splashbacks, space and plumbing for washing machine and dishwasher and radiator.

**Bedroom:** 13'1" x 11'5" (4m x 3.48m) Double-glazed window to the rear aspect, radiator and built-in wardrobes. Door to:

**En-suite:** Double-glazed window to the side aspect, shower cubicle, low level WC, hand wash basin with tiled splashback and radiator.

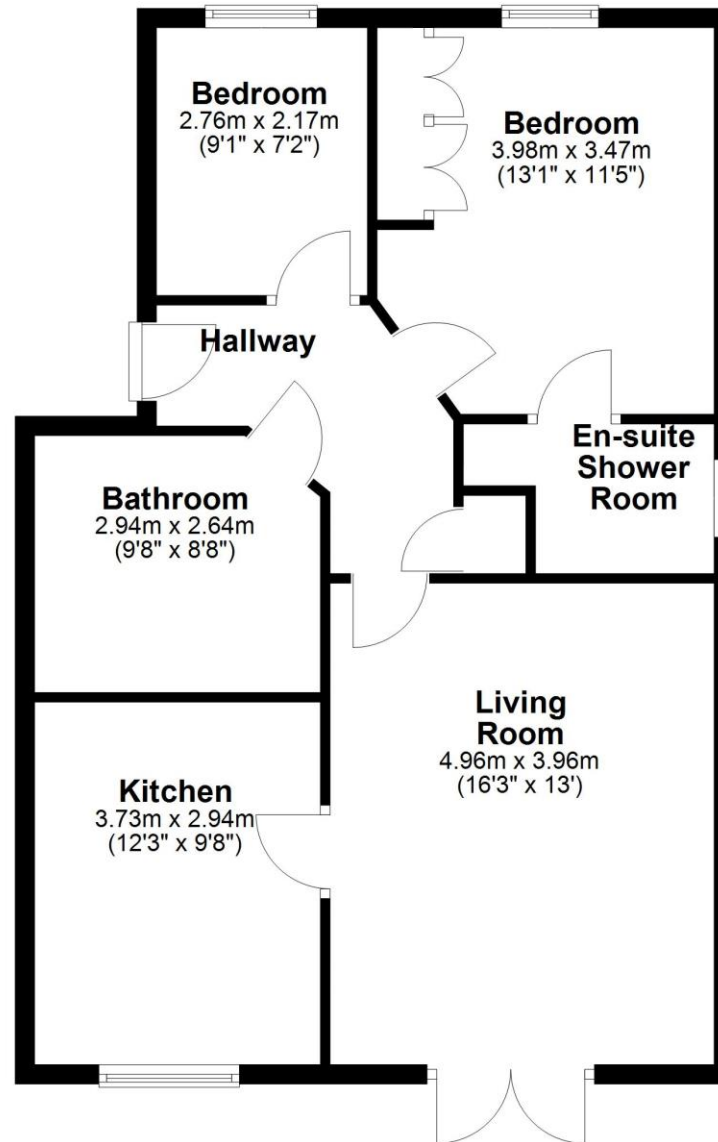
**Bedroom:** 9'1" x 7'2" (2.77m x 2.18m) Double-glazed window to the rear aspect and radiator.

**Bathroom:** 9'8" x 8'8" (2.95m x 2.64m) Three-piece suite comprising panel enclosed bath, wc and hand wash basin, radiator, part tiled walls, tiled flooring and airing cupboard with hot water tank.

**Outside:** There is a secure barrier which is opened with remote control, this leads to the rear and parking area. There is an allocated parking space and visitor parking and well-kept communal garden area.

## Apartment

Approx. 69.5 sq. metres (747.6 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 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: C

Council Tax Band: B



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