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Gaskell Place, Ipswich, Suffolk, IP2
OEL
Offers in excess of £140,000

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- No Onward Chain
- Second Floor Apartment
- Two Bedrooms
- Two Balconies with Views up the River Orwell
- Open Plan Kitchen/Living Room
- Bathroom & En-Suite Shower Room
- Resident Parking Permit & Visitor Permit
- Ideal First Time/Investment Purchase



Tucked away round the far side of this sought-after development just a couple of minutes from the mainline train station lies this two-bedroom second floor apartment which is being sold with no onward chain. The apartment comes with two balconies - accessed from the kitchen/living room and main bedroom - with views up the River Orwell, resident parking permit and visitor permit, and would make an ideal first time/investment

purchase. The accommodation comprises entrance hall, kitchen/living room with access out to a balcony, bathroom, and two bedrooms with one benefitting from an en-suite shower room and access out to a balcony.

Leasehold information:
 Lease - 125 years from 2007
 Service charge - £2,322.65 per annum
 Ground rent - £250 per annum

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 Entry System Into:

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

Entrance Hall: Built-in cupboard, a radiator, wall-mounted phone entry system, and doors providing access to:

Kitchen/Living Room: 17'11" x 15' (5.46m x 4.57m) Fitted with a range of matching eye and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated oven

and gas hob with extractor hood over, space for a fridge freezer, dishwasher and washing machine, wall-mounted boiler, radiator, window opening out to the balcony, and a door opening onto the balcony which has astroturf, space for a table and chairs and views up the River Orwell.

Bedroom One: 15'7" x 11'2" (4.75m x 3.4m) Dual aspect with two windows to the front and window to the side, door

opening onto the balcony which has astroturf, space for a table and chairs and views up the River Orwell, and door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, close-couple WC and hand wash basin, along with part tiled walls.

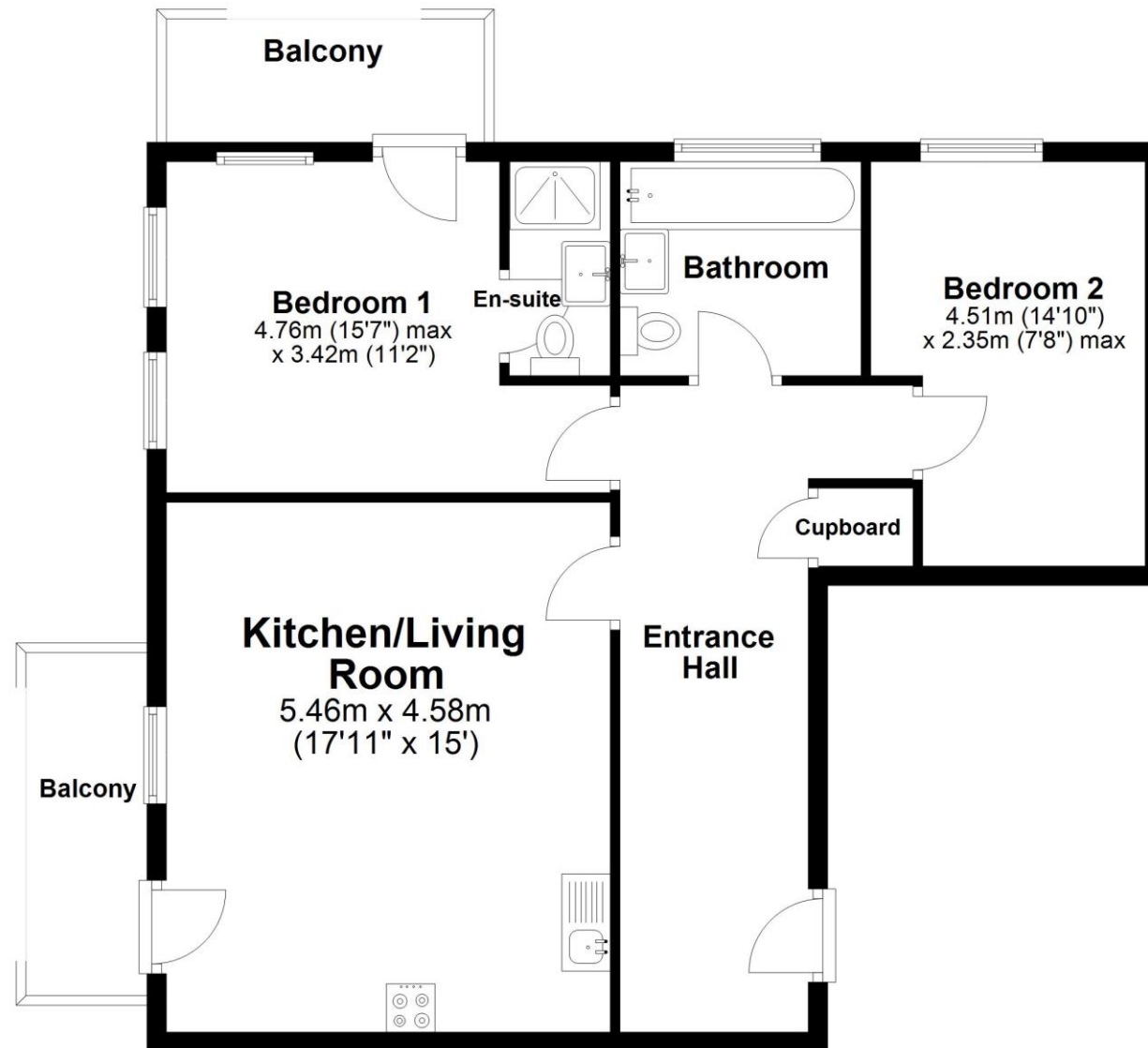
Bedroom Two: 14'10" x 7'8" (4.52m x 2.34m) Window to the side aspect and a radiator.

Bathroom: A three-piece suite comprising a bath with shower over and shower screen, close-couple WC and hand wash basin, along with a radiator, part tiled walls, and opaque window to the side aspect.

Parking: The apartment comes with a resident parking permit and visitor permit.

Ground Floor

Approx. 77.5 sq. metres (834.7 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 77.5 sq. metres (834.7 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: B

Council Tax Band: B



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