



Palmer & Partners



Neptune Square, Ipswich, Suffolk, IP4

1QH

Offers In Excess Of £135,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Waterfront Location
- No Onward Chain
- Third Floor Apartment
- One Generous Double Bedroom
- Balcony Offering Harbour Views
- Electric Heating
- One Secure Allocated Parking Space
- Secure Entry System



Located on the sought-after Neptune Square development, right on Ipswich waterfront offering wonderful views up the harbour, lies this nicely presented one-bedroom third floor apartment. The apartment is being sold with no onward chain and benefits from one allocated parking space within a secure carpark, a secure entry system, and electric heating. As agents, we recommend the earliest possible internal viewing to appreciate the

quality of accommodation on offer which comprises entrance hall, one good-sized double bedroom, lounge with a balcony offering views up the harbour, kitchen, and a bathroom.

Leasehold information:
 Lease - 125 years from 1 January 2000
 Ground rent - £200 per annum
 Service charge - £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.



Secure Entry Into: Communal entrance hall with stairs to the third-floor apartment.

Entrance Hall: Wall-mounted phone entry system and doors leading to the bedroom, lounge and bathroom.

Double Bedroom: 12'8" x 10'11" (3.86m x 3.33m) Window to the front aspect, wall-mounted electric heater, and a built-in double wardrobe with mirrored sliding door.

Lounge: 14'4" x 12'4" (4.37m x 3.76m) Wall-mounted electric heater, a set of French doors opening onto a front aspect balcony offering wonderful views up the harbour, and a door leading to:

Kitchen: 9'5" x 7'6" (2.87m x 2.29m) Fitted with matching eye and base units and drawers with roll edge work surfaces, sink and drainer, integrated oven and electric hob with extractor hood over, space for a fridge freezer and washing



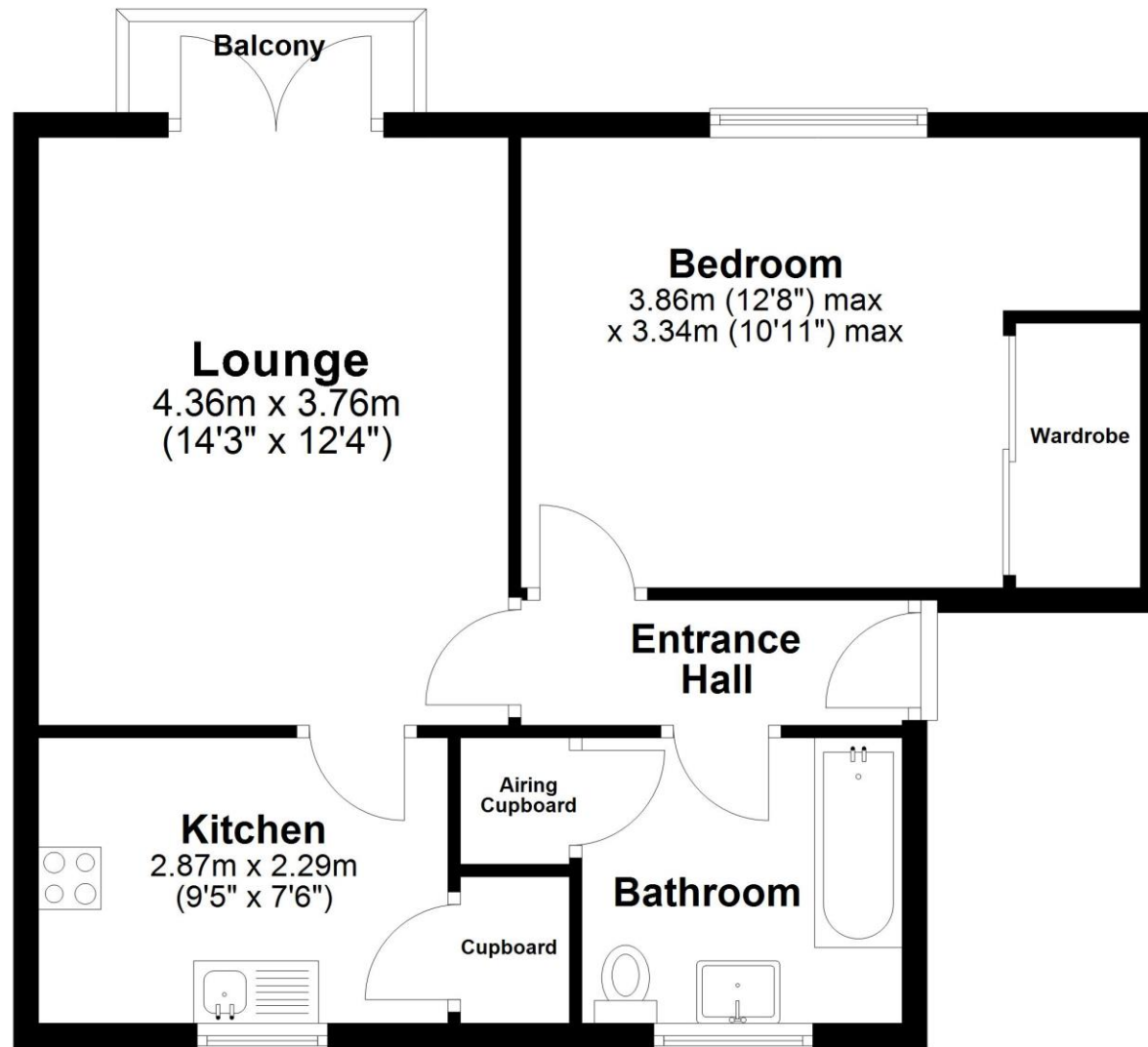
machine, built-in cupboard, wall-mounted electric heater, and a Velux window to the rear aspect.

Bathroom: A three-piece suite comprising bath, low-level WC and pedestal hand wash basin, along with an airing cupboard, part tiled walls, and an opaque window to the rear aspect.

Parking: The apartment comes with one allocated parking space within a secure fob operated carpark.

Third Floor

Approx. 51.7 sq. metres (556.0 sq. feet)
(excluding Cupboard, Balcony)



Total area: approx. 51.7 sq. metres (556.0 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: B



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