



Palmer & Partners



Gaskell Place, Ipswich, Suffolk, IP2

OEL

Guide Price £130,000 to £135,000

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- No Onward Chain
- First Floor Apartment
- Two Bedrooms
- Living Room with Balcony
- Bathroom & En-Suite Shower Room
- Kitchen
- Permit Parking
- Secure Entry System
- Double-Glazing & Gas Central Heating
- Communal Garden Areas



This two-bedroom first floor apartment is located on a sought-after development just a couple of minutes from the mainline train station and close to Ipswich town centre. The apartment is being sold with no onward chain and comes with a balcony, secure entry system, double-glazing, and gas central heating. There is permit parking available and the apartment has access to the communal garden. The accommodation comprises an entrance hall,

living room which opens onto a balcony, kitchen, bathroom, and two bedrooms with one benefitting from an en-suite shower room.

Leasehold information:

Lease – 125 years from 24.6.2007

Service charge – £2,227.08 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 first-floor apartment.

Entrance Hall: Wall-mounted phone entry system, a radiator, and doors providing access to the living room, bedrooms and bathroom.

Living Room: 15'5" x 15'1" (4.7m x 4.6m) Sliding patio door opening onto the balcony, a radiator, and doorway through to:

Kitchen: 8'2" x 7'8" (2.5m x 2.34m) Fitted with a range of matching eye and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated electric oven and gas hob with extractor hood over, space for a fridge freezer and washing machine, a radiator, wall-mounted boiler, and a window to the front aspect.

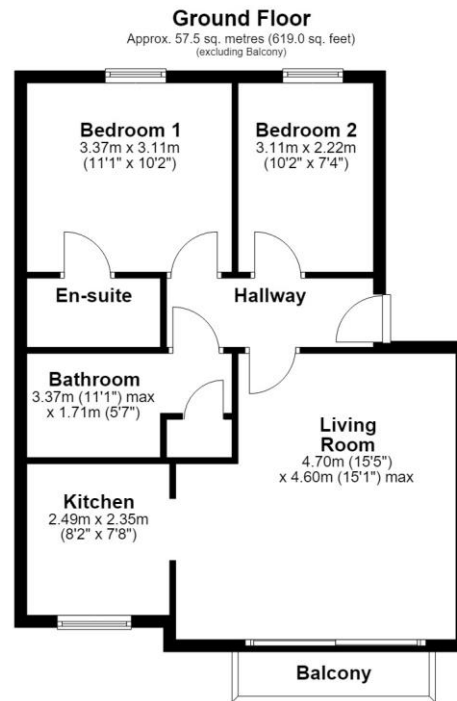
Bedroom One: 11'1" x 10'2" (3.38m x 3.1m) Window to the rear aspect, a radiator, and door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a radiator.

Bedroom Two: 10'2" x 7'4" (3.1m x 2.24m) Window to the rear aspect and a radiator.

Bathroom: 11'1" x 5'7" (3.38m x 1.7m) A three-piece suite comprising a bath with shower over and shower screen, close-couple WC and hand wash basin, along with a radiator, tiled splashbacks, and a built-in cupboard.

Parking: There is permit parking available.



Total area: approx. 57.5 sq. metres (619.0 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

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: B



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