



Palmer & Partners



Anchor Street, Ipswich, Suffolk, IP3

0BY

Offers In Excess Of £150,000

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- Ipswich Waterfront Location
- Very Long Lease
- No Onward Chain
- Ground Floor Apartment
- Two Double Bedrooms
- Private Outside Terrace
- Bathroom & En-Suite Shower Room
- Secure Allocated Parking Space
- Electric Heating & Double-glazing
- Secure Entry System Front & Rear

This two-bedroom ground floor apartment, situated on Ipswich waterfront, is being sold with no onward chain and comes with an allocated parking space, electric heating, double-glazing, and secure entry system to the front and rear. The accommodation comprises entrance hall; living room with access to a private terrace; kitchen; two double bedrooms, one of which has an en-suite shower room; and a bathroom.

Leasehold information:
 Lease – 1,235 years from 1.6.2003
 – 1,212 years & 10 months remaining
 Last service charge – £2,556.90 per annum
 Ground rent – £200 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 System Into::

Communal entrance hall with front door into the ground floor apartment.

Entrance Hall: Built-in cupboard housing the electric water heater, wall-mounted phone entry system, and doors to the bedrooms, bathroom and living room.

Living Room: 18'9" x 11'2" (5.72m x 3.4m) Double-glazed sliding patio doors opening onto the private terrace, two wall-mounted electric heaters,

ceiling inset spotlights, and doorway through to:

Kitchen: 12'5" x 6'8" (3.78m x 2.03m) Fitted with a range of matching eye and base level units with undercounter lighting, roll edge work surfaces, sink and drainer, integrated washer/dryer, electric oven and hob with extractor hood over, space for a fridge/freezer, and ceiling inset spotlights.

Bedroom One: 14'8" x 14'3" (4.47m x 4.34m) Double-glazed window to the rear aspect, wall-mounted electric heater, built-

in wardrobe with mirrored sliding door, and door through to:

En-Suite Shower Room: A three-piece suite comprising shower enclosure, low-level WC and hand wash basin; and a heated towel rail.

Bedroom Two: 11'1" x 9'5" (3.38m x 2.87m) Double-glazed window to the rear aspect and wall-mounted electric heater.

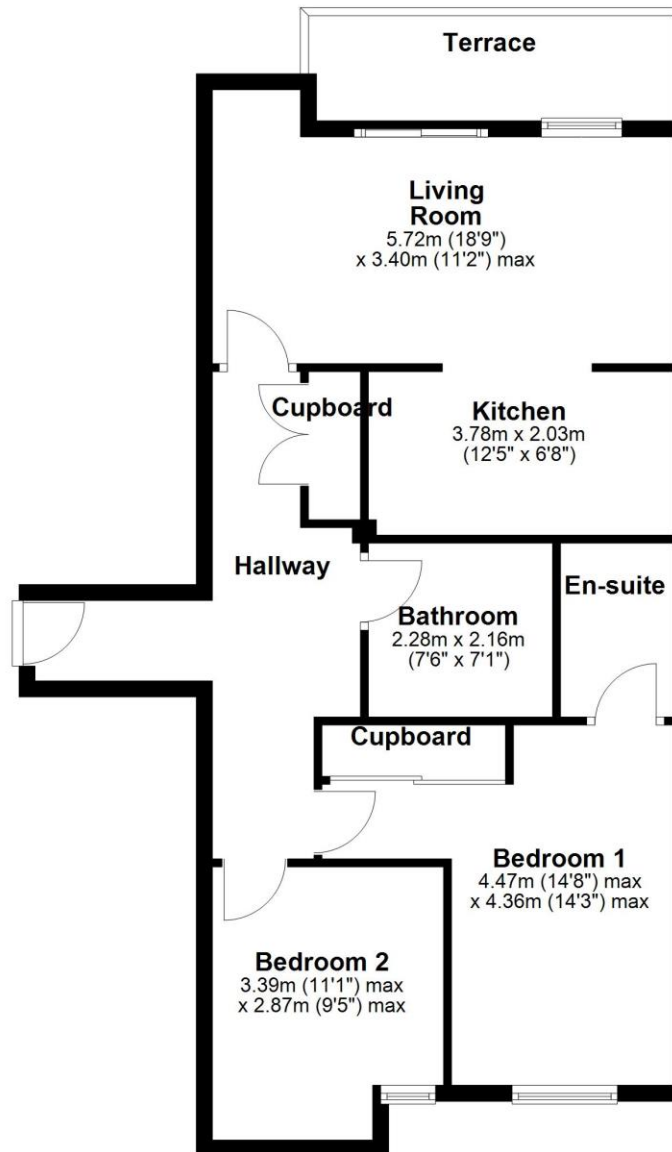
Bathroom: 7'6" x 7'1" (2.29m x 2.16m) A three-piece suite comprising bath with shower attachment, low-level WC and

hand wash basin; and heated towel rail, tiled floor, and half-height tiled walls.

Outside: The apartment comes with its own private terrace which is accessed from the living room and an allocated parking space behind secure gates. There is a permit which is included as part of the service charge for visitor parking.

Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

105 1 Anchor Street, Ipswich

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: C



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

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