



Palmer & Partners



Henley Court, Henley Road, Ipswich,
Suffolk, IP1 3SD
Offers in excess of £180,000

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- Henley Court Development
- No Onward Chain
- Ground Floor Apartment
- Three Bedrooms
- Lounge with Balcony
- Modern Kitchen
- Large Bathroom
- Garage en Bloc



Located in the sought-after Henley Court development just a short walk from Christchurch Park lies this nicely presented three-bedroom ground floor apartment which is being sold with no onward chain and comes with a garage en bloc to the rear and access to the communal gardens. As agents, we recommend the earliest possible internal viewing to fully appreciate the size and quality of the accommodation on offer which comprises entrance hall;

kitchen; three bedrooms, two of which have built-in wardrobes; large family bathroom; and a lounge with balcony which overlooks the communal garden.

Leasehold information:-
 Lease - 110 years from 24.6.2023
 Service charges - £1,400 per annum
 Ground rent - £25 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.



Communal Entrance Door Into:

Communal hallway with front door into the ground floor apartment.

Entrance Hall: Airing cupboard, coat cupboard, radiator, and doors to:

Kitchen: 9'7" x 7'3" (2.92m x 2.2m) Fitted with a range of matching eye and base level units with under counter lighting; roll edge work surfaces; ceramic sink and drainer; tiled splashbacks; integrated tumble

dryer, dishwasher, oven and electric hob with extractor hood over; space for an under-counter fridge and under-counter freezer; tiled flooring; and window to the rear aspect.

Bedroom: 15'11" x 10'9" (4.85m x 3.28m) Window to the front aspect, radiator, and built-in wardrobe with mirrored sliding doors.

Bedroom: 13'6" x 8'2" (4.11m x 2.5m) Window to the rear aspect, radiator, and built-in

wardrobe with mirrored sliding doors.

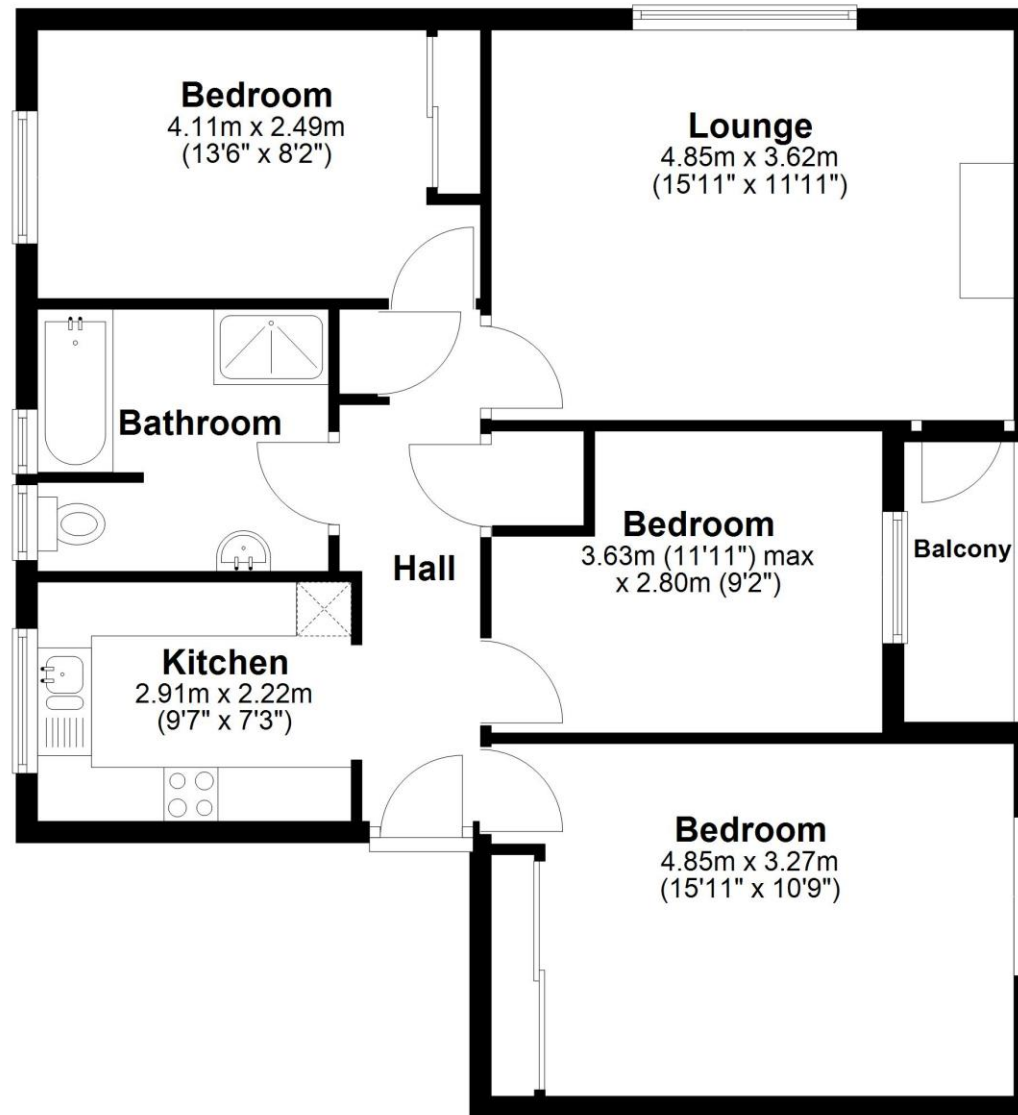
Bedroom: 11'11" x 9'2" (3.63m x 2.8m) Window to the front aspect and radiator.

Family Bathroom: Four-piece suite comprising bath, low-level WC and vanity hand wash basin with storage beneath; vertical radiator; part tiled walls; and two opaque windows to the rear aspect.

Lounge: 15'11" x 11'11" (4.85m x 3.63m) Window to the side aspect, radiator, feature fireplace, and door opening onto a balcony with views over the communal garden.

Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 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

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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