



Palmer & Partners



Merlin Court, Pooleys Yard, Ipswich,  
Suffolk, IP2 0AR  
Guide Price £100,000 to £110,000

Palmer & Partners

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- Stunning Penthouse Apartment
- Wonderful Wraparound Terrace
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Room
- Stylish Bathroom
- No Cladding
- Lift Serviced to Apartment
- Light & Spacious
- No On-Site Parking
- Car Parks & Parking Spaces for Rent Nearby
- No Investors – The Block Cannot Be Sublet



Palmer & Partners are delighted to present to the market this nicely presented two-bedroom penthouse apartment, located opposite Ipswich train station, offering impressive views across Ipswich's skyline. The apartment comes with a large wraparound terrace which is accessed via the open plan living area, is lift accessed, and has parking spaces for rent close by. As agents, we recommend the earliest possible internal viewing to

appreciate the quality of accommodation on offer which comprises light and spacious entrance hall, impressive open plan kitchen / living / dining room with access out to a wraparound terrace, two double bedrooms, and a stylish bathroom. Please note that the property is being sold to buyers to live in only and is not suitable for investors looking to rent the property out.

Leasehold information:

Lease – TBC  
Charges – £2,460 per annum (£205 per month) and includes service charge, ground rent and water

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.

**Entrance Hall:** 13' x 4'5" (3.96m x 1.35m) The light and spacious hallway has an electric radiator, solid wood floor, airing



cupboard, wall-mounted entry phone system, and doors to:  
**Kitchen / Living / Dining Room:** 16'5" x 16'5" (5m x 5m) This open plan living space forms the hub of the apartment with natural light flooding in through the double-glazed windows which span the width of the room and provide impressive views across Ipswich's skyline. The kitchen is fitted with a range of modern eye and base level units with wood effect work surfaces, stainless steel sink and drainer, and metro tile splashbacks. The

oven and induction hob with extractor hood over are integrated with space for a fridge freezer and washing machine. Throughout, there is a solid wood floor, electric radiators, ceiling inset spotlights in the kitchen area, and TV point in the living area. A glazed door opens onto a fantastic wraparound terrace which has an artificial lawn area, large paved seating area from which to enjoy views of the town, outside lighting, and the terrace

is enclosed by a glass balustrade.

**Bedroom:** 13'10" x 9'11" (4.22m x 3.02m) Double-glazed window to the front aspect, electric radiator, and wood effect floor.

**Bedroom:** 16'5" x 9'4" (5m x 2.84m) Double-glazed window to the side aspect, electric radiator, wood effect floor, and a fitted double wardrobe with mirrored sliding door.

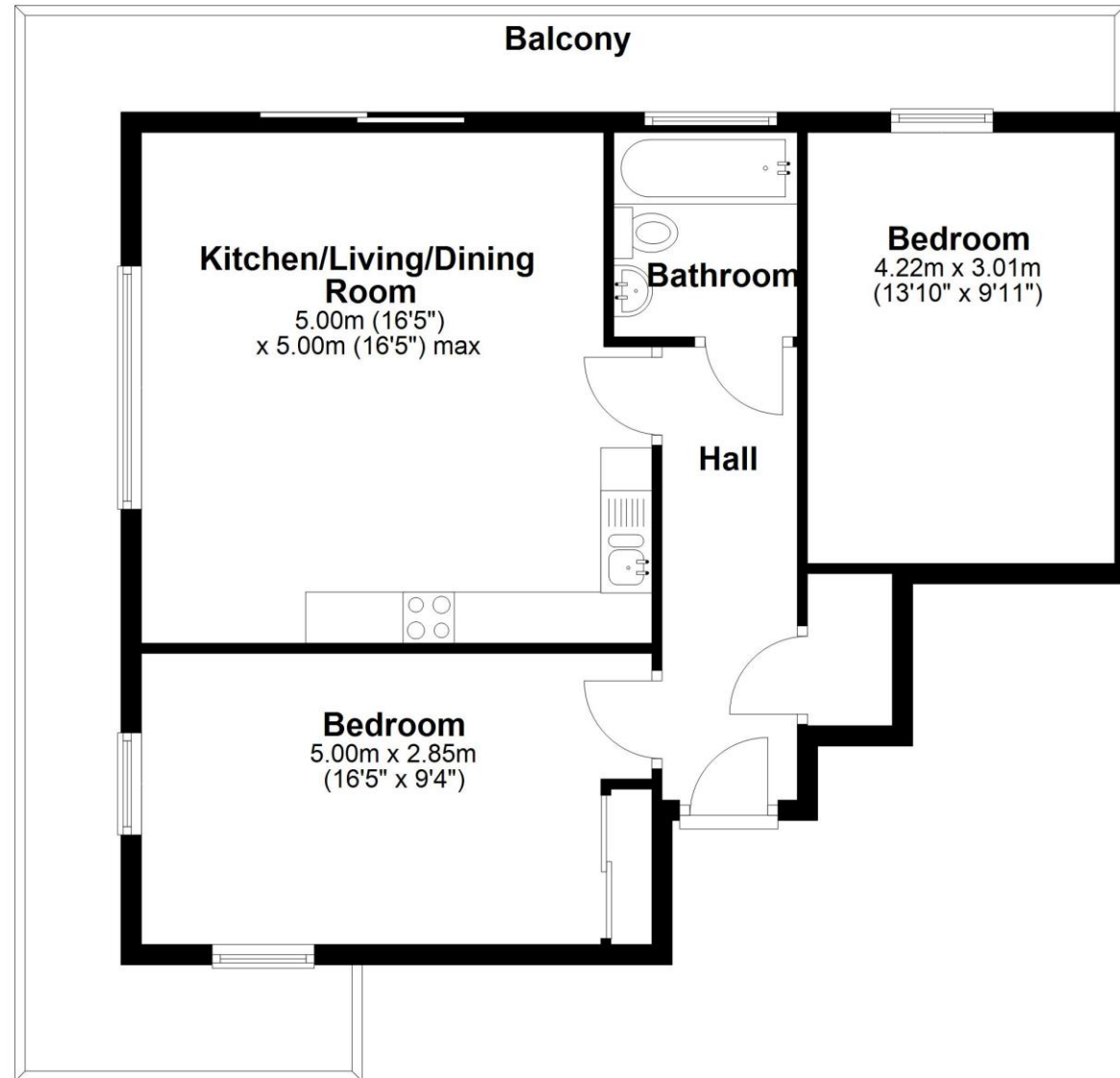
**Bathroom:** A stylish three-piece suite comprising pedestal wash hand basin, low-level WC and bath with shower over, separate

shower attachment and shower screen. The bathroom has a heated towel rail, Victorian style tiled floor, part tiled walls, ceiling inset spotlights, extractor fan, shaver point, and double-glazed window to the front aspect.

**Agent's Note:** The owner has advised that there is no cladding on this building. The owner has advised that there is no cladding on this building. The property is being sold to buyers to live in only and is not suitable for investors looking to rent the property out.

## Ground Floor

Approx. 66.0 sq. metres (710.6 sq. feet)



Total area: approx. 66.0 sq. metres (710.6 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, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: A



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