



Palmer & Partners



Museum Street, Ipswich, Suffolk, IP1

THE

Guide Price £150,000 to £160,000

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- Long Lease
- No Onward Chain
- Top Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/Living Room
- Stylish Shower Room
- Electric Heating
- Secondary Glazing
- One Allocated Parking Space

Situated in the heart of Ipswich town centre and just a short walk from the mainline train station, this beautifully presented two-bedroom top floor apartment offers light and airy accommodation with contemporary fixtures and fittings throughout. The property benefits from an allocated parking space to the rear, electric panel heating, and is being sold with no onward chain. As agents, we recommend the earliest

possible internal viewing to fully appreciate the quality of accommodation on offer, which includes an entrance hall, a spacious open plan kitchen/living room, a stylish shower room, and two double bedrooms, one of which benefits from a dressing room.



Leasehold information:  
Length of lease – 999 years  
from 1.1.2022  
Ground rent – TBC  
Service charge – £117 per month

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 top floor apartment.

**Entrance Hall:** Wall-mounted phone entry system and doors to:

**Kitchen/Living Room:** 17'1" x 13'2" (5.2m x 4.01m) The living/dining area features a window to the front aspect with secondary glazing, an electric panel heater, laminate flooring, and ceiling inset spotlights, and opens seamlessly into the

kitchen. The kitchen is fitted with a modern range of eye and base units with drawers, complemented by square edge work surfaces and matching upstands. Additional features include an undermount sink, integrated oven and hob with extractor hood above, space and plumbing for a washing machine, tiled flooring, ceiling inset spotlights, and a further front aspect window with secondary glazing.

**Shower Room:** 6'4" x 6'2" (1.93m x 1.88m) A stylish three-piece suite comprising shower enclosure, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail and tiled flooring.

**Bedroom One:** 14'3" x 10'10" (4.34m x 3.3m) Window to the front aspect with secondary glazing, electric panel heater, ceiling inset spotlights, and door through to:

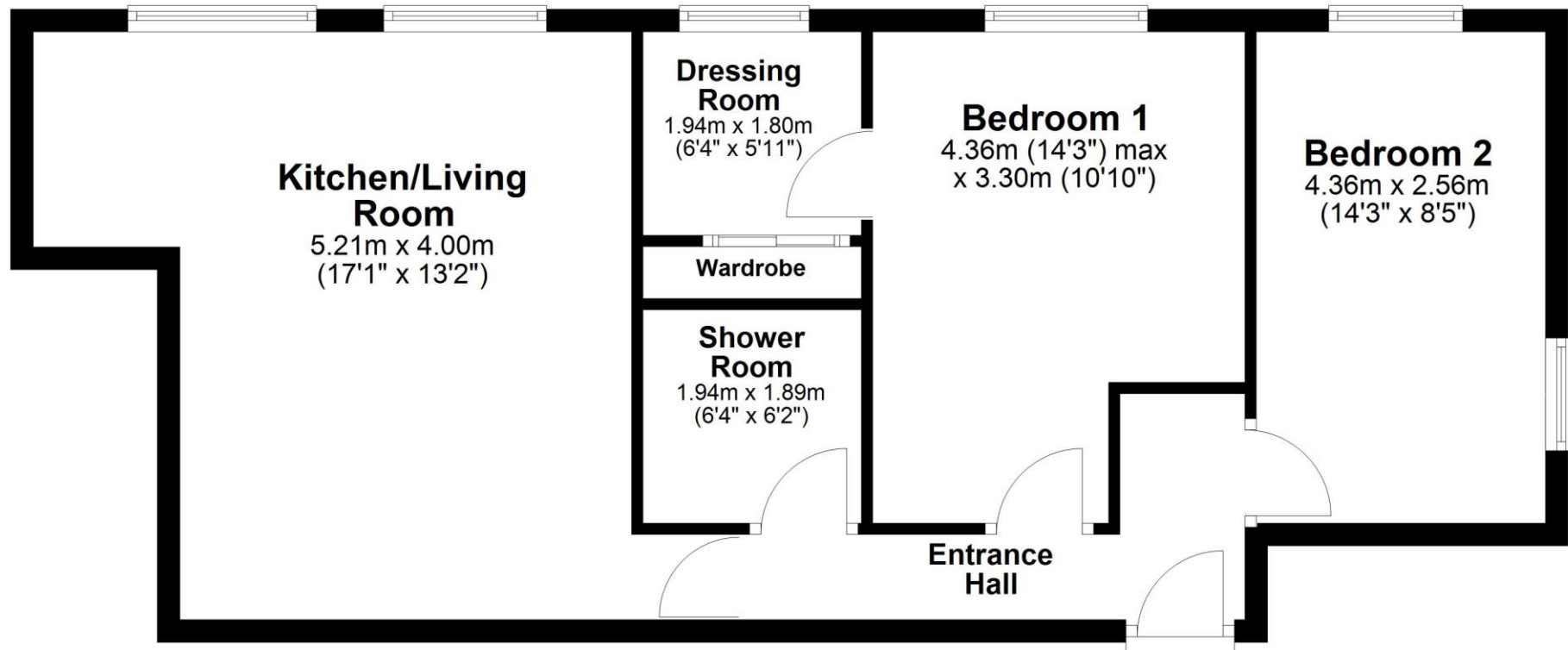
**Dressing Room:** 6'4" x 5'11" (1.93m x 1.8m) Window to the front aspect with secondary glazing and a built-in wardrobe with sliding door.

**Bedroom Two:** 14'3" x 8'5" (4.34m x 2.57m) Windows to the front and side aspects with secondary glazing, electric panel heater, and ceiling inset spotlights.

**Parking:** The apartment comes with one allocated parking space to the rear.

## Ground Floor

Approx. 74.1 sq. metres (797.7 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

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### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: F

Council Tax Band: A



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