



Palmer & Partners



Thomas Wolsey Place, Lower Brook
Street, Ipswich, Suffolk, IP4 1AL
Offers in excess of £375,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- OVER-60s
- Long Lease
- Ground Floor Apartment
- Two Large Double Bedrooms
- 23ft lounge/dining room
- Fully Integrated Kitchen
- Guest Shower Room
- En-Suite Shower Room
- Own Private Patio
- Secure Entry Fob Access
- One-Site House Manager
- 24/7 Emergency Callout
- Option to Purchase a Parking Space

Palmer & Partners are delighted to present to the market one of the most sought-after apartments on the popular OVER-60s McCarthy and Stone development located in the heart of Ipswich town centre. This very spacious two-bedroom ground floor apartment benefits from ample storage including bespoke wardrobes in the main bedroom, its own private patio accessed from the lounge, and a long lease. Thomas Wolsey Place offers secure entry fob access, a resident's lounge and arts &

crafts room, 24/7 emergency callout, on-site House Manager from 9-5 Monday to Friday, and there is the option to purchase a parking space for approximately £8,000 in the secure carpark.

Lower Brook Street is ideally located within walking distance of both the central retail district and the lovely cafes and restaurants of Ipswich Waterfront. A Sainsbury's is 150m from your front door, as well as a Boots pharmacy and two doctor's surgeries. The train station and



hospital are also just a short bus ride away, with the Old Cattle Market Bus Station just down the road.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, 23ft lounge/dining room with French doors opening onto a private patio, modern kitchen with integrated appliances, a shower room, and two exceptionally well-proportioned double bedrooms

with one benefitting from an en-suite shower room.

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.

Entrance Hall: Wall-mounted electric heater and utility cupboard which has power and light connected with space and

plumbing for a washing machine. Doors provide access to:

Lounge/Dining Room: 23'4" x 10'7" (7.1m x 3.23m) Wall-mounted electric heater and French doors opening onto a private patio which has flowerbeds and hedging. From the lounge there is access through to:

Kitchen: 9'9" x 7'9" (2.97m x 2.36m) Fitted with a range of modern eye and base units with drawers, under unit lighting, roll edge work surfaces with matching upstands, sink and drainer, metro tile splashbacks,

integrated fridge freezer, oven and hob with extractor hood over, and a window to the rear aspect.

Bedroom One: 20' x 15'8" (6.1m x 4.78m) Two windows to the rear aspect with fitted remote controlled electric blinds to the large window, wall-mounted electric heater, bespoke built-in wardrobes with sliding doors, an additional walk-in wardrobe, and a door leading to:

En-Suite Shower Room: A stylish three-piece suite comprising a double size walk-in shower enclosure, close-couple WC and

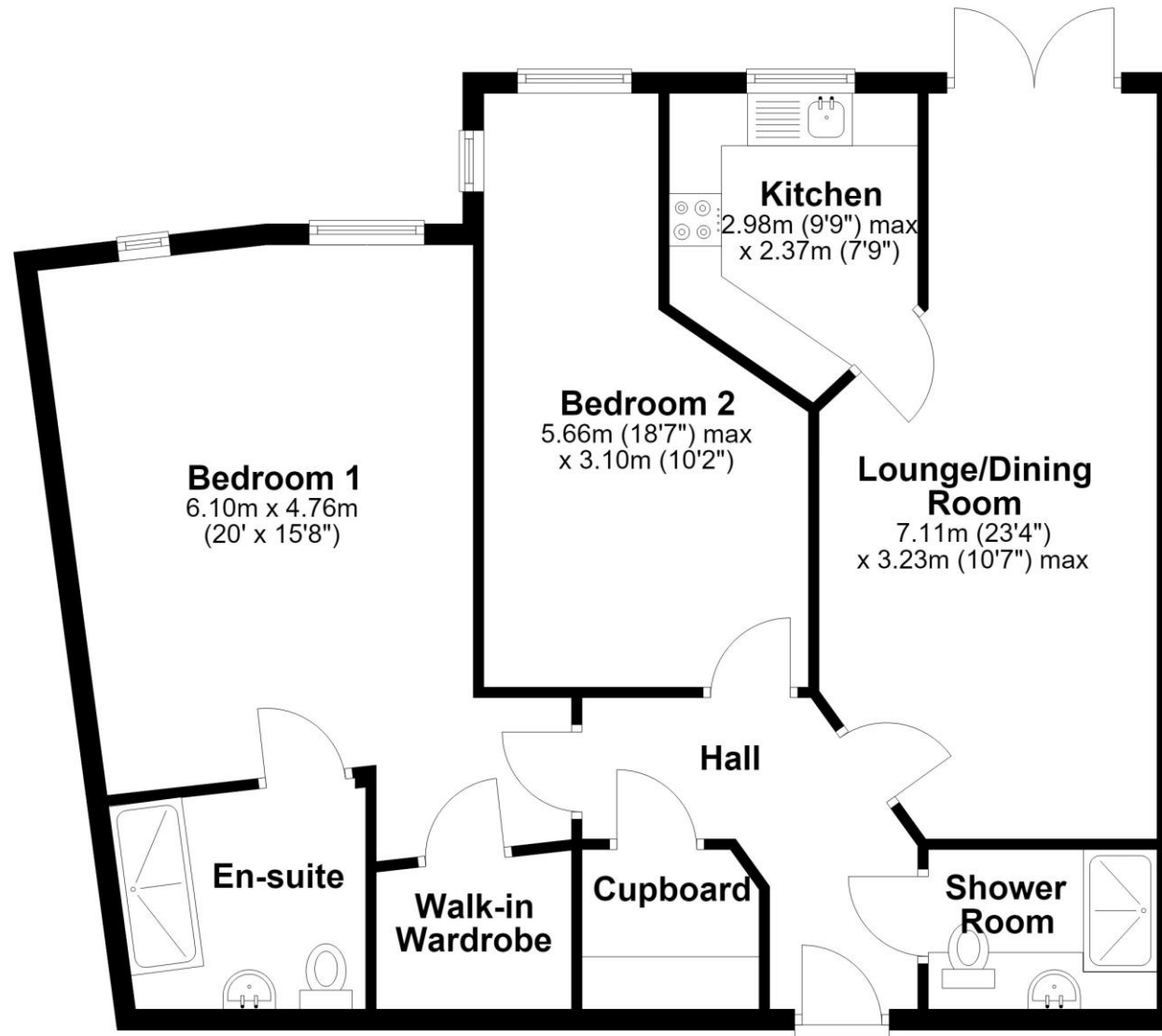
vanity hand wash basin with storage beneath, along with a heated towel rail, storage heater, and tiled floor.

Bedroom Two: 18'7" x 10'2" (5.66m x 3.1m) Window to the rear aspect with fitted remote controlled electric blinds, a radiator, and a wall-mounted electric heater.

Shower Room: A stylish three-piece suite comprising a double size walk-in shower enclosure, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail and tiled floor.

Ground Floor

Approx. 83.6 sq. metres (899.7 sq. feet)



Total area: approx. 83.6 sq. metres (899.7 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: C

Leasehold information:

Lease – 999 years from 1.1.2023

Service charge (including water) – £430 per month

Ground rent – N/A



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

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

[palmerpartners.com](https://www.palmerpartners.com)