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Parkwood, Henley Road, Ipswich,
Suffolk, IP1 3SE
Asking Price £220,000

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- Long Lease
- Ground Floor Apartment
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen
- Stylish Bathroom
- Electric Heating
- Allocated Parking Space to Rear
- Well-Maintained Communal Gardens



Located opposite Christchurch Park in a conservation area and offering good access to the Ipswich mainline train station and town centre, lies this beautifully presented three-bedroom ground floor apartment. The apartment comes with high ceilings, a bay window and ceiling rose in the living room, electric heating, an allocated parking space to the rear accessed via Ivory Street, and access to the well-maintained communal

gardens. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance lobby which opens into the hallway, living room with bay window, modern kitchen, stylish bathroom, and three bedrooms.

Leasehold information:
A 999-year lease with 962 years remaining
Ground rent: £100 per annum

Service charge: £1,884 per annum
Water is charged quarterly in addition to service charge

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.



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Secure Entry System::

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

Entrance Lobby: Opens through to:

Entrance Hall: Wall-mounted phone entry system, electric panel heater, and doors providing access to the living room, bedrooms and bathroom.

Living Room: 16'3" x 15'5" (4.95m x 4.7m) Bay with three sash windows to the front aspect overlooking the communal gardens, electric panel heater,

feature fireplace, built in shelving and storage, a ceiling rose, and a door leading to:

Kitchen: 14'8" x 6'5" (4.47m x 1.96m) Fitted with a range of modern eye and base units, solid wood work surfaces, sink and drainer, and metro tile splashbacks. Integrated appliances include a fridge freezer, oven and electric hob with extractor hood over, and there is space and plumbing for a washing machine. The kitchen also features a built-in

cupboard, tiled floor, and a sash window to the side aspect.

Bedroom One: 14'6" x 13'7" (4.42m x 4.14m) Sash window to the front aspect overlooking the communal gardens and an electric panel heater.

Bedroom Two: 14'4" x 8'7" (4.37m x 2.62m) Two sash windows to the side aspect, electric panel heater, and access to the loft.

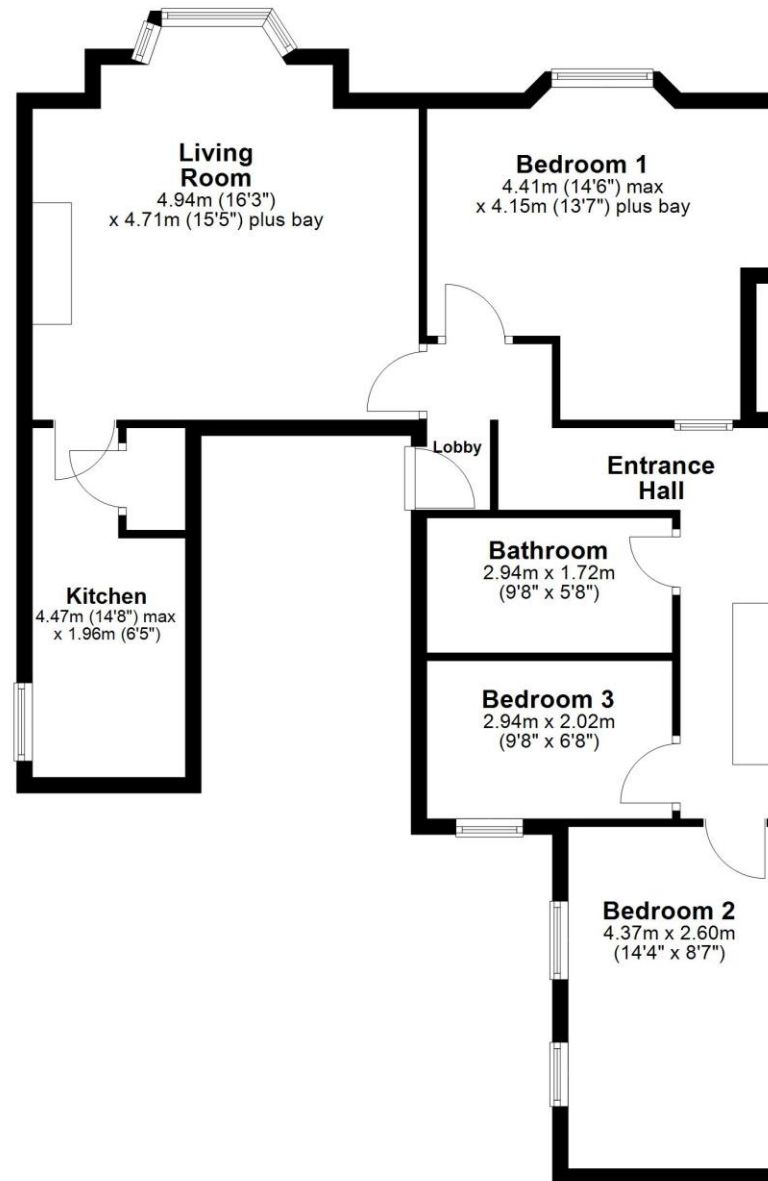
Bedroom Three: 9'8" x 6'8" (2.95m x 2.03m) Sash window to the rear aspect and an electric panel heater.

Bathroom: 9'8" x 5'8" (2.95m x 1.73m) A stylish three-piece suite comprising a bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail and half-height tiled walls.

Outside: Parkwood is set within well-maintained communal gardens, and the apartment comes with an allocated parking space to the rear accessed via Ivory Street together with visitor parking spaces.

Ground Floor

Approx. 82.7 sq. metres (890.2 sq. feet)



Total area: approx. 82.7 sq. metres (890.2 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: E

Council Tax Band: B



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