



Palmer & Partners



Compair Crescent, Ipswich, Suffolk,  
IP2 0EJ

Asking Price £130,000

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- No Onward Chain
- Second-Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite Shower Room
- Allocated Parking Permit
- Visitor Parking Permit



This nicely presented two-bedroom second-floor apartment, situated on a sought-after development just a short walk from Ipswich mainline train station and close to the town centre, would make an ideal first time / investment purchase. The apartment is being sold with no onward chain and comes with an allocated parking permit, visitor permit, and access to the communal gardens. As agents, we recommend the earliest

possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall; lounge / dining room; kitchen; two bedrooms, one of which has an en-suite shower room; and bathroom.

Leasehold information:  
 Lease – 125 years from 24.6.2007  
 Ground rent – £257.58 pa  
 Maintenance charge – £191.68 pm

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 System Into::**

Communal entrance hall with stairs to the second-floor apartment.

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

**Lounge / Dining Room:** 15'1" x 15'1" (4.6m x 4.6m) Two windows to the front aspect, radiator, and opening through to:

**Kitchen:** 8'2" x 7'7" (2.5m x 2.3m)

Fitted with a range of modern eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and gas hob with extractor hood over, space for a fridge freezer and washing machine, radiator, wall-mounted boiler, and window to the front aspect.

**Bedroom One:** 11'2" x 10'11" (3.4m x 3.33m) Window to the rear aspect, radiator, and door through to:

**En-Suite Shower Room:** A three-piece suite comprising shower enclosure, low-level WC and hand wash; and radiator.

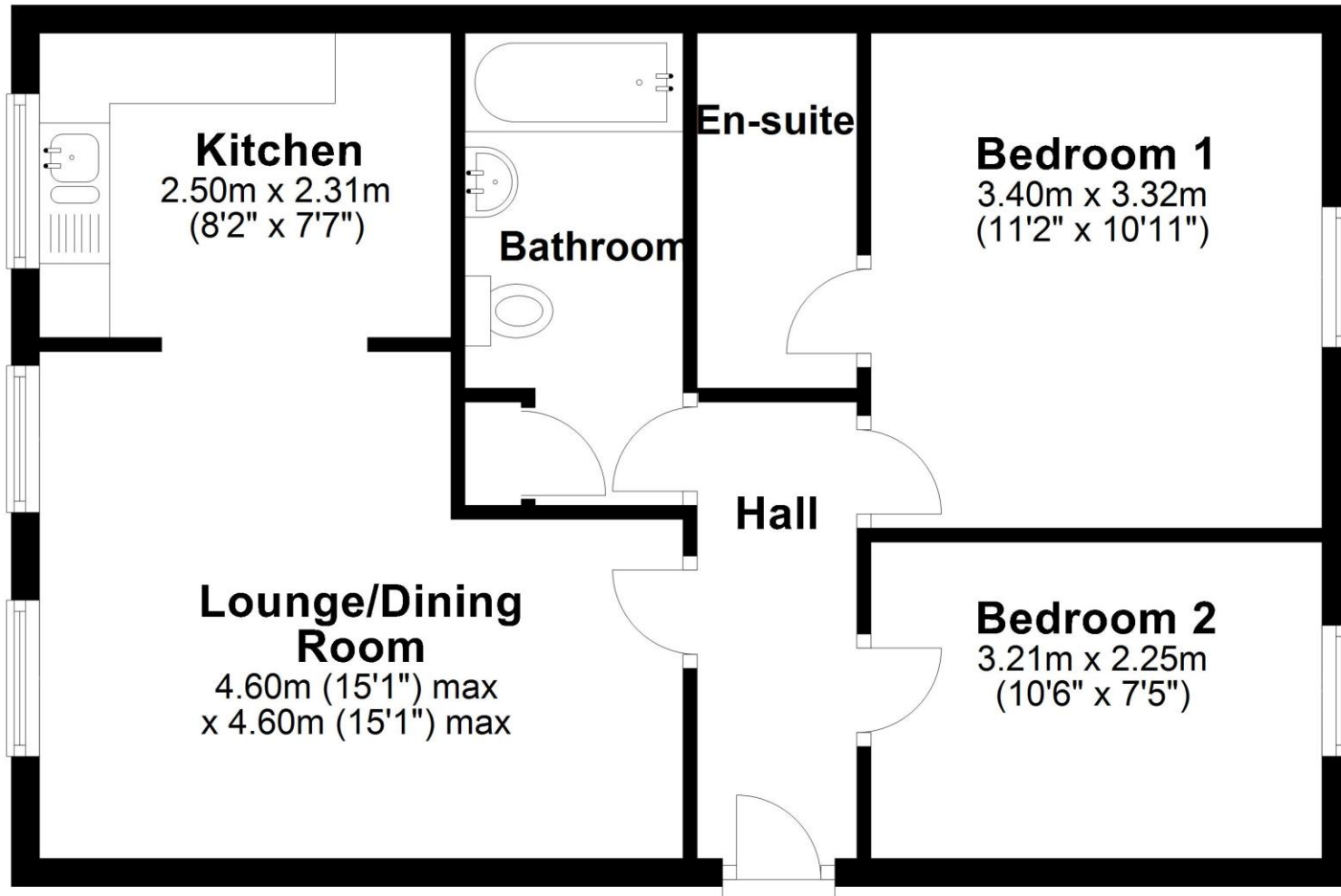
**Bedroom Two:** 10'6" x 7'5" (3.2m x 2.26m) Window to the rear aspect and radiator.

**Bathroom:** A three-piece suite comprising bath with shower over and shower screen, low-level WC and hand wash basin; radiator, part tiled walls, and an airing cupboard with space for a tumble dryer.

**Parking:** The apartment comes with an allocated parking permit and visitors permit.

## Ground Floor

Approx. 53.6 sq. metres (576.4 sq. feet)



Total area: approx. 53.6 sq. metres (576.4 sq. feet)

**115 Compair Crescent**

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: C

Council Tax Band: B



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