



Yeoman Close, Ipswich, Suffolk, IP1

2QE

Asking Price £130,000

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- No Onward Chain
- Third-Floor Apartment
- Two Bedrooms
- Balcony with Views Across River
- 24ft Kitchen/Living Room
- Bathroom & En-suite Shower Room
- Allocated Parking
- Ideal First Time/Investment Purchase

This modern two-bedroom third-floor apartment is located on a sought-after development towards the west side of Ipswich offering good access into the town centre and to the mainline train station. The apartment is located to the rear of the block offering views from a balcony up and across the River Gipping, is being sold with no onward chain, comes with allocated parking, and would make an ideal first time / investment purchase. The

accommodation comprises entrance hall, two bedrooms of which one has an en-suite shower room, bathroom, and a 24ft open plan kitchen / living room.

Leasehold information:

Lease – 125 years from 1.1.2004

Ground rent – TBC

Service charge – £1,842.57 – half yearly (includes £225 water charge)



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 and lift to the third-floor apartment.

**Entrance Hall:** Wall-mounted phone entry system, airing cupboard, wall-mounted electric panel heater, and doors to:

**Bedroom One:** Window to the rear aspect, door opening onto a balcony to the rear, wall-mounted electric panel heater,

built-in wardrobe, and door through to:

**En-Suite Shower Room:** A three-piece suite comprising shower enclosure, low-level WC and pedestal hand wash basin; with tiled splashbacks and wall-mounted electric panel heater.

**Bedroom Two:** Window to the rear aspect and wall-mounted electric panel heater.

**Bathroom:** A three-piece suite comprising bath with shower attachment, low-level WC and pedestal hand wash basin; with tiled splashbacks and wall-mounted electric panel heater.

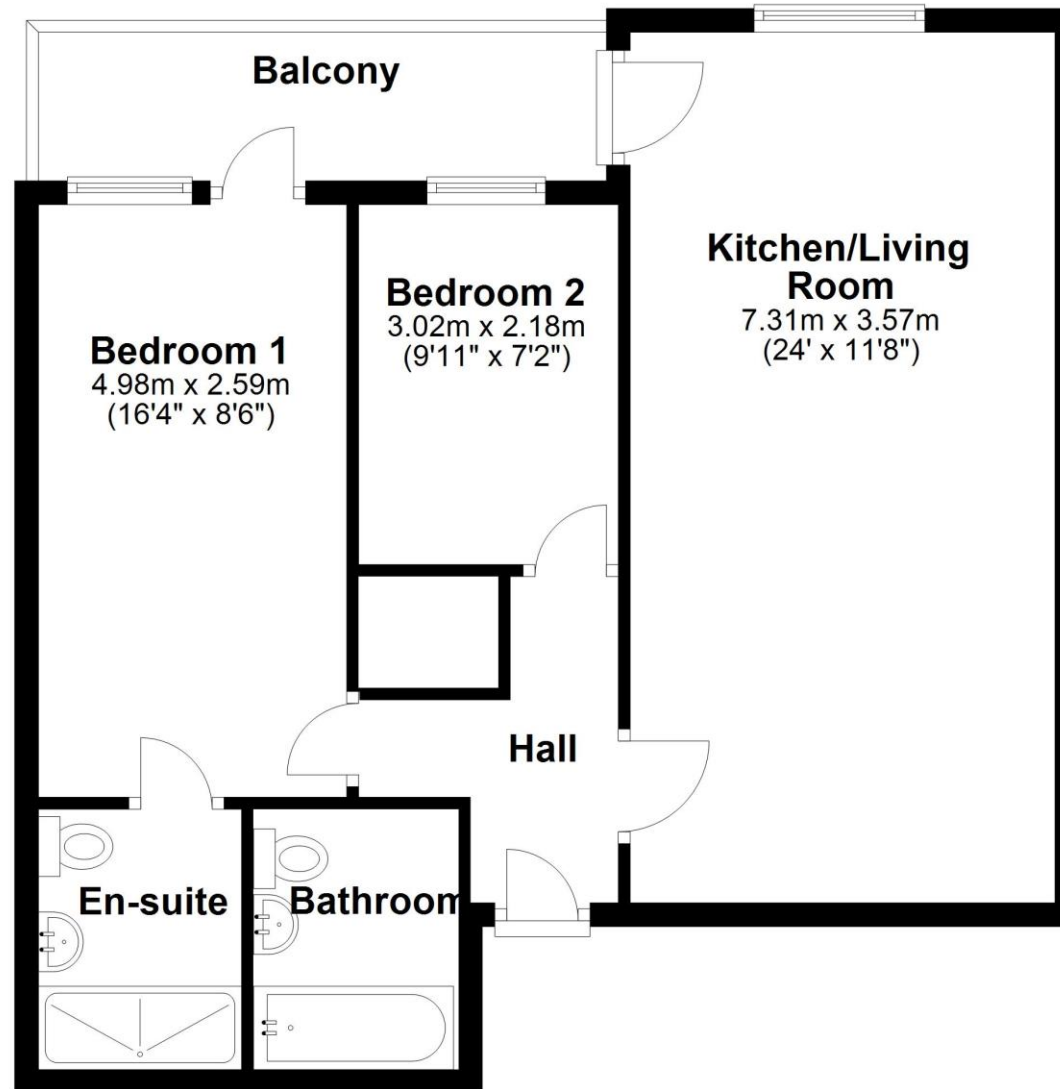
**Kitchen / Living Room:** Fitted with a range of matching eye and base level units, roll edge work surfaces, sink and drainer, integrated washing machine, oven and hob with extractor hood over, space for a fridge freezer, and ceiling inset spotlights in the kitchen area. In

the living area is a window to the rear aspect, door opening onto a balcony to the rear aspect, and a wall-mounted electric panel heater.

**Parking:** The apartment comes with allocated parking.

## Ground Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 60.2 sq. metres (647.5 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: B



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