



Palmer & Partners



Parkwood, 11 Henley Road, Ipswich,
Suffolk, IP1 3SE

Offers in excess of £130,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- No Onward Chain
- Ideal First Time Buyers/Investment Purchase
- Much Sought After Development
- Very Nicely Presented
- Opposite Christchurch Park
- First Floor Apartment
- Two Bedrooms
- Allocated Parking & Visitor Spaces

Situated in one of the most sought-after developments in the town centre and opposite the picturesque Christchurch Park sits this very nicely presented two-bedroom first floor apartment which is being offered to market with no onward chain. Positioned in the Parkwood development the property is offered to market with an allocated parking space in a communal car park alongside additional visitor spaces and secondary glazing

throughout. The apartment is to the rear of the development and is accessed from Ivory Street. There is a secure entry system with stairs up to the apartment. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises large entrance hall, lounge/dining room, kitchen off the lounge, two bedrooms and bathroom.



Leasehold information:

A 999-year lease with 962 years remaining

Ground rent: £100 per annum

Service charge: £2,039.88 per annum

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.

Front Door: Into:

Hallway: Built-in storage cupboard, wall mounted electric radiator, two sash windows to the front aspect and door which opens through to the fire escape.

Lounge/Dining Room: 13'2" x 10'3" (4.01m x 3.12m) Wall mounted electric radiator and sash window to the rear.

Kitchen: 11'7" x 6' (3.53m x 1.83m)

Sash window to the front aspect, wall mounted electric radiator, fitted with a range of modern eye and base level units with worktops, sink and drainer, integrated electric hob, oven and extractor, integrated dishwasher, integrated washing machine and integrated undercounter fridge.

Bedroom One: 10'9" x 10'9" (3.28m x 3.28m) Wall mounted electric radiator and sash window to the rear aspect.



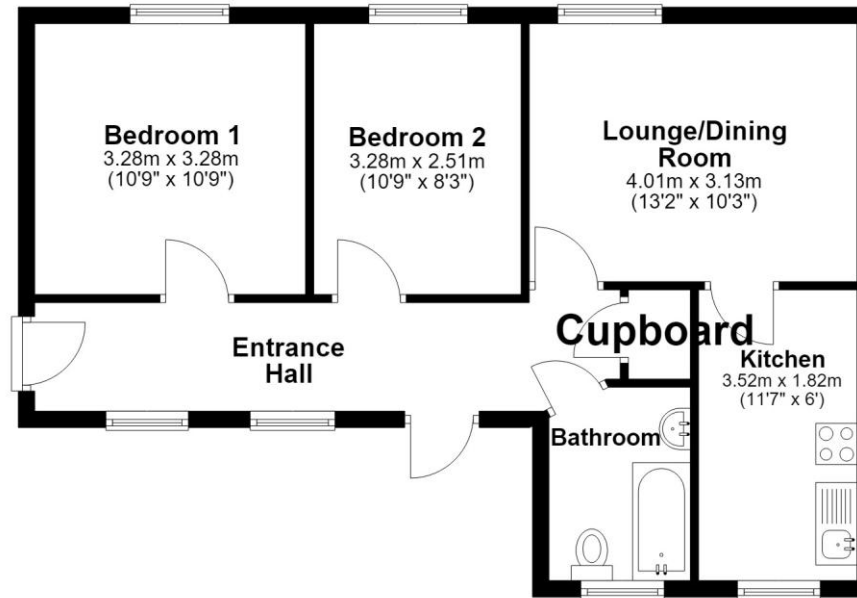
Bedroom Two: 10'9" x 8'3" (3.28m x 2.51m)

Wall mounted electric radiator and sash window to the rear aspect.

Bathroom: Three-piece suite comprising panel enclosed bath with shower screen and shower over, WC and hand wash basin with tiled splashbacks, part tiled walls, radiator and sash window to the front aspect.

Ground Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



Total area: approx. 52.8 sq. metres (568.7 sq. feet)



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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: E

Council Tax Band: B



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