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Atlas Houses, Woodbridge Road,
Ipswich, Suffolk, IP4 2NL
Guide Price £160,000 to £170,000

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- 12th Share of Freehold
- Second Floor Apartment
- Two Double Bedrooms
- Mezzanine Level in One Bedroom
- 22ft Kitchen/Living Room
- Bathroom
- Ample Storage Throughout
- One Allocated Parking Space

Located in the heart of Ipswich town centre and just a few minutes from the university and waterfront, lies this two-bedroom second floor apartment which offers light and spacious living accommodation with ample storage throughout. This unique apartment has high vaulted ceilings, exposed brick walls and beams, and comes with one allocated parking space within a communal carpark. The current owner has incorporated a mezzanine

sleeping area in one of the bedrooms together with built-in shelving and storage and has also added additional storage above the living area in the open plan kitchen/living room. Atlas House was originally constructed in the 1880s as a factory before being sympathetically converted into twelve apartments in the early 1980s. The apartment benefits from a share of the freehold, with each apartment owner holding a one-twelfth share.



The accommodation comprises an entrance hall, bathroom, 22ft open plan kitchen/living room, and two well-proportioned double bedrooms with one benefitting from a mezzanine level.

Leasehold information:

Lease: 125 years from 1 July 1984

Ground rent: £125 per annum

Service charge: £900 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.

Secure Entry System Into::

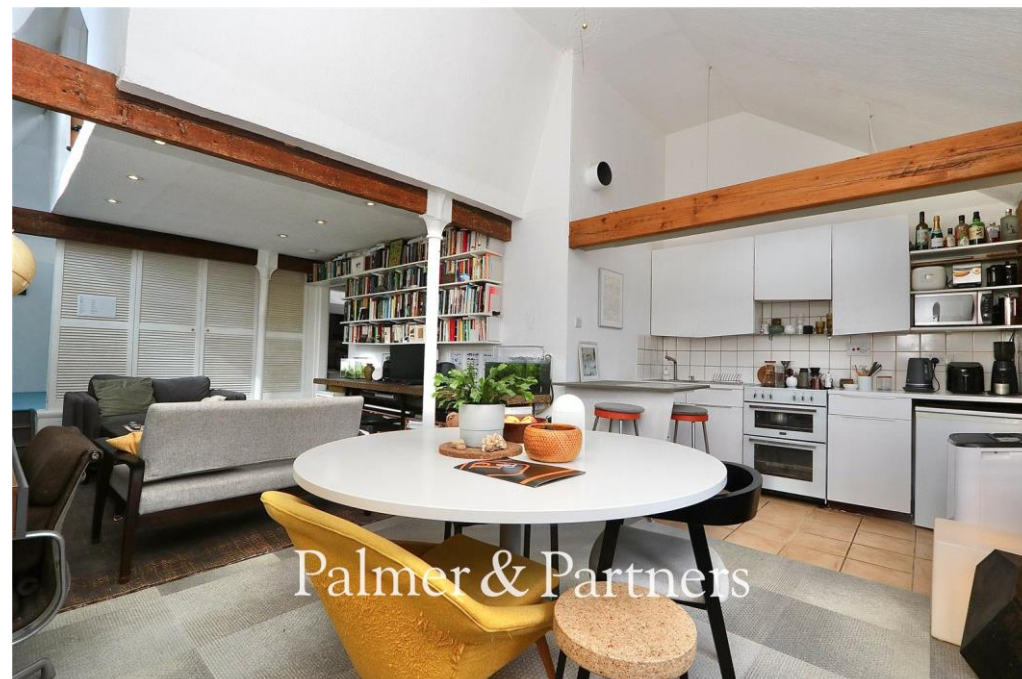
Communal entrance hall with stairs to the second-floor apartment.

Entrance Hall: Built-in utility cupboard with space and plumbing for a washing

machine. There is a door into the bathroom and access into the kitchen/living room and bedroom one.

Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a heated towel rail, tiled splashbacks, and a tiled floor.

Kitchen/Living Room: 22'6" x 17'1" (6.86m x 5.2m) This open plan room has two windows to the rear aspect with a further window to the side aspect, a vaulted ceiling, and exposed



brick walls and beams. The living area has ceiling inset spotlights, a wall-mounted electric heater, and built-in shelving. The kitchen area is fitted with eye and base units, laminate work surface incorporating a sink and drainer, tiled splashbacks, space for a cooker, undercounter fridge and dishwasher, and tiled floor. A set of double doors open into:

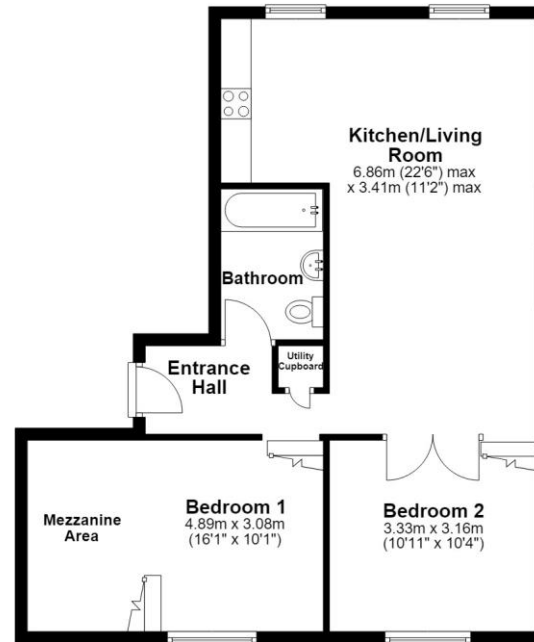
Bedroom Two: 10'11" x 10'4" (3.33m x 3.15m) Window to the front aspect and a vaulted ceiling.

Bedroom One: 16'1" x 10'1" (4.9m x 3.07m) There is a window to the front aspect, vaulted ceiling, wall-mounted electric heater, built-in shelving and storage, and a built-in mezzanine sleeping level.

Parking: The apartment comes with one allocated parking space within a communal carpark at the rear.

Ground Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 64.2 sq. metres (690.8 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, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: A



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

01473 211705

suffolk@palmerpartners.com

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